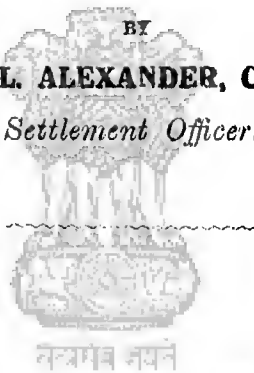


FINAL
SETTLEMENT REPORT
OF THE
FATEHPUR DISTRICT
IN THE
UNITED PROVINCES.

BY
C. L. ALEXANDER, C.S.,
Settlement Officer.



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1915.

FROM

W. J. E. LUPTON, Esq., I.C.S.,
SECRETARY TO THE BOARD OF REVENUE,
UNITED PROVINCES,

TO

THE CHIEF SECRETARY TO GOVERNMENT,
UNITED PROVINCES, REVENUE DEPARTMENT.

Dated Allahabad, the 24th March 1916.

SIR,

WITH reference to the correspondence ending with Government Order no. 374—I-295, dated the 13th February, 1915, I am directed to submit for the orders of the Government the final settlement report of the Fatehpur district written by Mr. C. L. Alexander, the Settlement Officer, together with a copy of a note thereon by the Settlement Commissioner, dated the 15th December, 1915. As this note reviews the report in sufficient detail and summarises the main features of the settlement, the only observation which the Board find it necessary to make has reference to the concluding sentences of paragraph 26 of the Settlement Commissioner's note regarding the possibility of some of the high-caste Hindu tenants not having obtained the full caste privilege in rent. The Settlement Officer, as he himself notes in paragraph 69 of his report, disposed of nearly all rent enhancement suits himself, while the small remainder was dealt with by his own assistant record officer, and the Board have no doubt that he saw to it that the rent enhancements on such high-caste tenants were not unduly heavy.

2. The Board now recommend that the settlement of this district may be confirmed under section 94 of the United Provinces Land Revenue Act, 1901, for a period of 30 years with effect from the following dates namely:—

Tahsil.	Pargana.	Date from which the revised jama will have effect.	Date of expiry.
1	2	3	4
Fatehpur and { Khajuba. Khajuba and Gha- zipur. Khaga .. {	Fatehpur, Haswa, Kutia Gu- nir, Bindki, and Tappa Jar; Kora and Aya Sah, Muttaur and Ghazipur. Kotila, Hathgaon, Ekdala, and Dhata.	July 1st, 1915 .. do. 1916 .. do. 1917 ..	June 30th, 1945. do. 1946. do. 1947.

except in the case of the alluvial mahals, for which a separate roster has been prepared, and of mauza Gauri of pargana Tappa Jar, referred to in paragraph 77 of the Settlement Officer's report, in respect of which agreements for 5 years only, to expire on June 30th, 1920, have been taken.

3. Mr. Alexander's work was sound and his reports were clear and concise, and the Board have no hesitation in endorsing the Settlement Commissioner's commendation of his work and that of the officers who worked under him.

I have the honour to be,

SIR,

Your most obedient servant,

W. J. E. LUPTON,

Secretary.

Present:
THE HON'BLE
MR. J. M. HOLMES,
C.S.I.

NOTE ON THE FINAL REPORT ON THE SETTLEMENT OF THE FATEHPUR DISTRICT.

As originally sanctioned, the term of the last settlement, which was made by Mr. Patterson, expired in 1905, 1906, and 1907 in different parts of the district. The question of a revision was first considered in 1900, when the Local Government, accepting the opinion of the Director of Land Records and Agriculture and of the Board, recommended to the Government of India that the term should be extended for 10 years on the ground that no enhancement of revenue could be anticipated and that, in spite of alleged inequalities of the demand, there were not sufficient reasons for a revision on administrative grounds. It was recognised, however, that the district had been over-assessed in the past. The Government of India accepted the recommendation and the term of the settlement was extended accordingly.

2. The Board, in tendering their advice, said "The Commissioner and the Collector speak of existing inequalities in the assessments, but no details are given in support of this general assertion, and, so far as the Board are aware, such inequalities are neither numerous nor marked. Where they exist, they can be separately reported on by the Collector and adjusted without the necessity of putting the district under settlement." Nothing was done, however, to deal generally with the removal of inequalities. In 1903, it is true, certain mahals, which had long been held under attachment, attracted the attention of the Board and temporary reductions of revenue were granted for five years in some twenty cases. That period having expired the assessments of those mahals were again revised, the revenue being fixed for the extended term of the settlement at a figure generally below that imposed by Mr. Patterson. In 1907 the Government sent to the Board for disposal a petition in which a zamindar alleged that the revenue assessed on his property exceeded half the assets, and the Collector was directed to submit a report along with his recommendations for the twenty mahals above referred to, for which the term of temporary reduction was about to expire. It was found that the zamindar's allegation was true but that the revenue was not so excessive as to require special action in that particular case. The Collector reported at the same time that the case was typical of many and suggested that general action was necessary. The Board thereupon called for certain statistics, the consideration of which led them to the conclusion that the existence of serious inequalities could no longer be doubted. The Board then addressed the Government in a letter dated 22nd March, 1909, and recommended that the orders extending the term of the settlement should be reconsidered and that a revision should be undertaken at once. In the first place they remarked upon the general similarity of the fiscal history of Fatehpur to that of its western neighbour Cawnpore, which had been similarly over-assessed in the past, but which had been fortunate in obtaining a substantial reduction of revenue on the expiry of the original term of the corresponding settlement. They pointed out that Fatehpur appeared to be, on the whole, inferior to Cawnpore, particularly in the matter of canal irrigation, but that the incidence of the revenue demand on each cultivated acre in 1906-7 (a fairly normal year) was nevertheless practically the same in both districts. Proceeding to consider the case of Fatehpur in detail the Board remarked that Mr. Patterson had undoubtedly based his standard rates on rents which were severe, and that his "corrected rental" of tenants' land alone was $7\frac{1}{2}$ per cent. above the recorded rents, the average standard of which, he observed, was very high as compared with that of other districts. He had also apparently assessed an excessive area at "wet" rates, while the assumption areas were valued generally at full tenant rates. The Board noted also that rents had hardly moved after the settlement until 1311 fasli (1903-4) when they began to show an upward

tendency (doubtless owing to the marked rise in prices then recently commenced) and that the effect of the canal, which had been introduced into the district from 1898, would no doubt be found to be that severe old rents were at least no longer oppressive. On a rough calculation of the assets, which were taken to be rather less than 25 lakhs for the district (the total jama was just over 13 lakhs) it was estimated that in no less than 11 out of the 13 parganas the revenue exceeded 50 per cent., being as much as 58½ per cent. in one pargana. It was argued that where the general standard was so high there must of necessity be very numerous instances of individual assessments exceeding 55 per cent. of the modern assets or, in other words, that the inequality must be serious. The Government accepted the Board's recommendation for an immediate revision, and obtained the approval of the Government of India. A subsequent recalculation of the assets put them at 25½ to 26 lakhs, or not quite double the expiring revenue.

3. Measures were then taken for the inception of settlement operations. It was decided that, as a preliminary, the maps, which were on the whole in fair order, should be fully corrected and brought up to date and that the records should be revised. It was, however, determined not to appoint a Settlement Officer until the cold weather of 1911 as the census at the beginning of that year would prevent the methodical execution of the necessary preliminaries. The district was declared to be under survey and record operations at the end of May, 1911, the Collector being placed formally in charge, while an assistant record officer was appointed at the same time. Mr. C. L. Alexander was appointed Settlement Officer in October of the same year.

4. I now proceed to a brief description of the district. It lies next above Allahabad and next below Cawnpore in the great Ganges-Jumna doab. It is on the whole a narrow district with an average breadth of some 25 miles only between the two rivers, while its average length from north-west to south-east that is, parallel to their general courses, is 65 miles. Its total area is about 1640 square miles. Below the high bank of the Ganges, in the river-bed, there are considerable stretches of new alluvium in which large areas of good crops can be raised, but these are of course liable to constant change owing to the action of the river. On the other side, the land in the bed of the Jumna is less frequently culturable, save for a strip of varying width directly under the cliff and in isolated patches elsewhere. Above and behind the high bank which borders the bed of the Ganges there is a narrow strip of lightish soil, generally from 2 to 5 miles wide. Much of this is good firm soil, particularly where the cliff is sheer and well defined. Where, however, the bank is lower it tends to be broken by undulations and ravines which lead to scouring of the surrounding soil. On the Jumna side, as is often found along the course of that river, the ravines are more formidable and extend in places 3 miles or more into the country above, while the spaces between them are often barren. Where the soil is level it is not infertile, but cultivation is precarious owing to the great depth to water and the consequent absence of irrigation. Between these fringes along the great rivers, the large central tract is of a type common in the doab. The prevailing soil is a good sound loam, interspersed with *usar* in large or small patches, but varied in tracts of interrupted drainage by stiff clay in the numerous depressions. These are found mainly in the north central tahsil (Fatehpur) and in the adjoining portions of the Khajurha and Khaga tahsils to the west and east respectively.

5. Save for the fringe of light soil along the Ganges which extends practically to the local watershed between the two great rivers, and is unbroken by any stream save the Pandu in the extreme north-west, the trend of the whole drainage is towards the Jumna, whose important affluents are the Nun in the south-west, the Rind, cutting across from the west centre to the south centre, and the Bari Nadi, which rises not far from Bindki towards the north-west, and flows south-eastwards, receiving tributaries on its way, till it joins the Jumna not far from the eastern boundary of the district. Another important tributary of the Jumna also rises

in this district. It starts in the swamps between Fatehpur and Hathgaon and flows on south-eastwards into the Allahabad district, where it falls into the Jumna just short of the city of Allahabad. Its bed is not deep enough to have any ill effect on the villages it traverses in Fatehpur, but it serves a useful purpose in carrying surplus water from a lowlying tract. The Nun in this district is never far from the Jumna and its intrusion merely serves to accentuate the brokenness of the country along that river. The Rind flows in a well-defined bed, which is for the most part bordered by broken country, producing little but *babul* trees and fodder grass, for a mile or so on either side. The Bari Nadi, on the other hand, has no well-defined bed until it turns finally towards the Jumna in the last third of its course. The district therefore consists of three main belts, apart from the alluvial mahals along the Ganges and Jumna respectively. The first is the fringe of light-soiled villages between the local watershed and the Ganges, the second and largest is the main central belt of loam, sometimes broken by *usar* plains and patches and sometimes by clay depressions, and the third is the naturally inferior tract of light soil above the Jumna and its ravines, in which the soil often resembles that of Bundelkhand south of the river. The division of the district into assessment circles follows in the main these natural divisions, the central tract alone requiring further sub-division in the different parganas, according to the preponderance of loam, clay, *usar*, and irrigation.

6. The district is well served by the East Indian Railway and by roads, save in the south-west corner, where the Rind interrupts communications. There are, however, few trading centres of outstanding importance. Bindki is the chief of these. Fatehpur itself is a small town of only 18,235 inhabitants, with little trade and no manufactures. In fact agriculture is the staple industry of the district and upon it practically the entire population depends for subsistence.

7. Plague and the exodus of the labouring classes to Cawnpore and Allahabad, owing to the attraction of high wages, have reduced the population slightly of late years, but it is still full, particularly in the northern parganas. Even in the south, save in one pargana (Muttair in the Ghazipur tahsil) it is fully one person to each acre of cultivation. The Settlement Officer notes a tendency for the southern areas, at least those which are commanded by the canal, to fill up more.

8. The proprietary right is more than half in the hands of Thakurs (31·2 per cent.) and Brahmans (19·6 per cent.) while Muhammadans own less than a quarter of the whole area. The remarkable feature of the district is the extent to which Thakurs have ousted Muhammadan owners, the proportions of the total area held by these classes respectively having been almost reversed since the settlement. Brahmans also have made substantial gains, though not nearly to the same extent as Thakurs. Kayasths on the other hand have lost nearly half their former property. Baniyas, Kalwars, and Rastogis have also acquired much additional property but they still own less than 10 per cent. of the whole area. Kurmi owners are found chiefly in the south-east, towards Allahabad, and they are also found in the adjoining parts of that district. They have lost ground, possibly owing to inefficient management. There is apparently no very large estate in the district. Fully 70 per cent. of the whole area and nearly 75 per cent. of the whole number of mahals are, however, held in zamindari tenure, single or joint. On the other hand there is, in parts, considerable sub-division, though the average mahal is by no means small. Some of the *bhaiyachara* and pattidari mahals have literally hordes of co-sharers.

9. Of the cultivators Thakurs and Brahmans are by far the most prominent, holding well over half the total area in holdings, just as their caste-fellows own more than half the total area of the district. Apart from these, Kurmis, Musalmans, and Ahirs are the only distinct classes who each hold more than 10 per cent. of the area held by all tenants. The preponderance of high-caste Hindu cultivators is undoubtedly a drawback from the point of view of good cultivation, owing to their aversion to manual labour. The Settlement Officer comments on the lowness of the

average rent of Kurmi tenants, but, considering the importance of their area, the Thakurs are even more remarkable and I have noticed in the rent-rate and assessment reports several allusions to favour being shown in rents to them, much as it is shown to Kurmi tenants in Kurmi-owned villages.

10. The natural sources of irrigation are wells, earthen or masonry, and jhils and tanks. Masonry wells are common wherever the depth to the water-level is not too great and the subsoil is suitable. Earthen wells too are common and capable of rapid construction in time of special need. The large jhils in parts of the district are also of material benefit, though the supply of water in them naturally varies and is liable to fail at the time of greatest demand. The figures in paragraph 49 of the report indicate that wells still provide water for over 51 per cent. of the irrigable area, and other natural sources about 14 per cent., while the Fatehpur branch of the Lower Ganges Canal which was introduced into the district in 1898 now waters 35 per cent. The introduction of the canal is in fact the chief material improvement in the district since the last settlement, and it has been of special service to the southern areas, from the Rind to the Allahabad border, which it commands: in particular pargana Ghazipur in the south centre, which was formerly regarded as the most precarious in the district, has been rendered incomparably more secure. The irrigable area generally is about two-thirds of the normal *rabi* area, and probably quite half the *rabi* area is actually irrigable in a given year.

11. The crop statistics show a remarkable expansion of the area under *rabi* crops, but comparisons are difficult.* It seems indubitable, however, that wheat, whether grown alone or mixed with barley has become more popular, while barley, chiefly mixed with gram or peas, maintains its former predominance as by far the favourite spring crop. There has also been the usual extension of double-cropping. In the *kharif*, *juar* is pre-eminent, while *bajra* and rice are next in importance. Cotton, which is grown chiefly in the southern areas, and sugarcane, both show a substantial decline of which no explanation is attempted. In paragraph 47 of the report Mr. Alexander estimates the nett increase in cultivation at 5 per cent., partly in areas reclaimed from swamps and also in the Jumna tract which has benefited greatly from the canal, and it is probable that there is, as he suggests, no room for further real extensions of cultivation in present circumstances. The standard of cultivation is, however, not generally high owing to the large share of the holdings cultivated by Hindu tenants of high caste.

12. The rise in prices is not clearly demonstrated in the report. The figures given suggest a rise of 50 to 60 per cent. but in any case it must have been large in Fatehpur as elsewhere.

13. The result of the revision of records was that in no less than 388,747† acres of the total area in holdings tenants were finally recorded as having occupancy rights on cash rents while in 105,015† acres they were non-occupancy tenants. In both classes also there are small areas on grain-rents. There was besides a small area of exproprietary holdings, and a further small area under seven-year leases, so that close upon 80 per cent. of the tenant area is protected from arbitrary ejection. The recorded occupancy area has increased by fully 21½ per cent. *Sir* and *khudkasht* between them account for about 11½ per cent. of the holdings area and rent-free grants for about 5 per cent.

14. Seeing that occupancy holdings alone account for nearly two-thirds of the whole area in holdings, it is obvious that the treatment of occupancy rents is the dominating factor in the assessment, and here can be seen at once the extreme difficulty of estimating the inadequacy or severity of occupancy rents on the basis of all-round incidences. It was deemed unsafe to assume that the rents of the former settlement, which were held to be, and undoubtedly were, severe at the time

* It would have been convenient had the averages also been shown in Appendix IV. The figures in paragraph 30 of the report are apparently based on more normal areas of which the actual total is not given.

† This figure excludes areas in revenue-free plots and Government property.

would be capable of enhancement even now, in spite of the rise of prices and the introduction of the canal. The all-round incidence of occupancy rents, which was at last settlement Rs. 4·46 per acre, had risen only to Rs. 4·48 or by less than one-half per cent. It is true that certain areas attached to holdings but not recorded as bearing rent have been at the revision of records included in holdings and have thus swelled the area on which the average is now struck, but this can have made no great difference. The non-occupancy average on the other hand rose from Rs. 4·22 per acre to Rs. 5·54 or nearly 31 per cent. The area concerned is, however, rather less than at last settlement and probably includes the greater share of the inferior land most recently brought under cultivation. It was, indeed, not until Settlement Officer had classified his soils and analysed the rents that the true state of affairs became evident. The rates adopted were generally, though not universally, based upon those of occupancy tenants who acquired rights at least 20 years ago, but after the last settlement: and when applied to the holdings of those tenants gave a valuation 2·97 per cent. only above the recorded rent. Those holdings form a substantial proportion, approaching 30 per cent., of the whole occupancy area and the average incidence per acre of their recorded rents was only Rs. 4·55 as compared with Rs. 4·53 in the case of old holdings whose rents had remained unchanged throughout the settlement. The latter formed no less than 43 per cent. of the total occupancy area. When, however, the rates paid by tenants of 20 years' standing were applied to these old holdings it was found that they promised an enhancement of 16½ per cent. in their rents. In other words, although the average rent per acre was almost identical in the two classes the soils in the old holdings were so far superior that there was in effect a large difference in the rates, soil for soil. Even in the case of the old tenants whose rents had been enhanced (such tenants hold only about one-sixth of the whole occupancy area), their average rent as recorded working out substantially higher at Rs. 5·04 per acre, the same rates indicated a further possible enhancement of 11½ per cent. showing again that the old tenants held superior land and were not paying rents on the modern scale. On the other hand the most recent occupancy tenants—those who acquired rights less than 20 years ago—were found to be paying at rates nearly 8 per cent. higher again than the 20-year tenants, while the recorded rents of non-occupancy tenants were more than 25 per cent. higher than a valuation at the 20-year rates.

15. Now there is nothing alarming in a non-occupancy rate of Rs. 5·8 an acre. It is in fact quite moderate, even low, in comparison with that prevailing in the adjoining doab parganas of the Allahabad district, with which I have recently had to deal. The table in appendix II of the report, moreover, indicates that there are no serious arrears of rent in normal years. The period covered by the table includes at least three bad years, 1312 fasli when 3½ lakhs of revenue and therefore nearly 7 lakhs of rent were remitted on account of the loss of *rabi* crops in the great frost; 1313 fasli, a year of partial drought, when more than a lakh of revenue and 2 lakhs of rent were remitted; and 1315 fasli, a year of more extensive drought, when remissions were greater still. In 1319 fasli also the *kharif* was largely lost, but the *rabi* was good. If the remissions be added to the gross collections of 12 years the total is increased by at least 11½ lakhs and the average recorded deficit is reduced to less than 2 lakhs in 23½ lakhs, say about 8 per cent. Besides this the actual collections are undoubtedly not recorded in full in many mahals, particularly those in which there is much sub-division of proprietary right, so that the real arrears probably do not average more than 4 or 5 per cent. I conclude therefore that the rents now current are paid without difficulty in years which are not specially bad, and that there need be no hesitation in accepting them as a basis of assessment, provided always that a liberal policy of suspension and remission is adopted when calamities occur.

16. The rents generally, then, being fair and not difficult to pay, it remains only to see that the occupancy tenants are obtaining a reasonable but not excessive privilege in rents as compared with tenants subject to the direct play of competition

The general basis of the rates, as I have said, is the rents found to be paid by tenants of at least 20 years' standing. In this district, owing to the extension of the term of settlement, this class may include tenants who entered upon their holdings 35 years or more ago, and whose rents have perhaps been untouched since the beginning. The oldest rents among these, like those of the old occupancy tenants, must now have become easy, and the more modern ones, having been paid for at least 20 years, can certainly not now be excessive. They have not, however, generally reflected the rise in rental values due to the introduction of the canal in 1898 and therefore are somewhat low in the canal-irrigated tracts, in which slightly higher rates were adopted for irrigated land. (This accounts for the excess of the valuation at rates over the recorded rents of 20 years' tenants.) They therefore afford *prima facie* a fair standard for occupancy tenants generally. The privilege such tenants will continue to enjoy in comparison with non-occupancy tenants is deducible from the fact that the latter pay at rates 25 per cent. higher: it is about 17½ per cent. in their favour, an amount which I consider reasonable and not excessive. The result of applying the rates is to mark the rents of the old occupancy tenants as inadequate, within the meaning of the assessment rules, and to substitute for them a valuation which includes the enhancements of rent that the Settlement Officer was prepared to decree with immediate effect.

17. The actual enhancement of occupancy rents (including exproprietary rents for the moment) taken into account for the purposes of the assessment is Rs. 1,92,276 or 10·37 per cent. of the recorded rent, giving an incidence of Rs. 5·01 per acre on the area actually taken into account when inadequate rents were rejected, or Rs. 4·94 per acre on the whole area included in the holdings. Of this total not less a sum than Rs. 1,37,350 was actually decreed by the Settlement Officer, and doubtless, as he says, many zamindars preferred as in other districts to agree with their tenants without recourse to the courts, while in some cases again they elected to continue to show favour to certain classes of tenants and not to claim the possible enhancement at all: but that is their affair. On the whole therefore the estimation of the assessable occupancy rental may be said to have resulted in a close approximation to the demand which the zamindars will be able to enforce.

18. Of the recorded non-occupancy rental Rs. 25,849 or about 4½ per cent. was rejected for instability. This seems to be a sufficient allowance. It has been arrived at partly by the exclusion of the estimated rental of 3,245 acres of precarious soil (such as poor single-cropped rice-land) and partly by direct reductions to allow for inevitable arrears where the rents were so high as not to be capable of regular collection. Cases of this sort were, however, not frequent, rack-rents being uncommon.

19. The rents of all tenants together as accepted for the purpose of the assessment are thus just over 26 lakhs. The total is larger by 2½ lakhs than the previous average recorded demand, but it covers 28,000 acres more, part of which is land formerly recorded as *sir* and part as rent-free, and nearly 2 lakhs represent enhancements of occupancy rents. There is no reason why the large occupancy rent of 20½ lakhs should not be recoverable in full, year in and year out (saving always calamitous seasons), for it is fair, and the zamindars have a ready means of enforcing payment—a suit for arrears, for which the ultimate penalty is ejectment and the loss of valuable rights—while the non-occupancy rents are not in themselves severe either absolutely or in comparison with occupancy rents.

20. The assumption areas are relatively unimportant. *Sir* covers 51,338 acres and *khudkasht* 20,938, and the gross valuation is very close to that at standard rates, being Rs. 3,40,136, with an average incidence on the assessed area of Rs. 5·14 per acre in *sir* and Rs. 4·59 in *khudkasht*. From the total valuation has been deducted a sum of Rs. 37,509 on account of genuine *sir* (that is, what is not sub-let) and *khudkasht* of long standing which would now be *sir* but for the change in the law in 1901. This reduces the valuation to a nett sum of Rs. 3,02,627 with an incidence of Rs. 4·42 per acre, or if the whole area classed as *sir* (including

groves and uncultivated land of all sorts) be taken into account, Rs. 4·19 per acre. This nett valuation is substantially higher than that estimated finally by the Board in 1909 and on a less area. The lower area is due to the revision of the records which must have resulted in the classification of land as tenants' land which has wrongly been classed as *sir* for several years, for whereas the average area of *sir* and *khudkasht* area together has been over 85,000 acres it was reduced by the revision to 72,000 acres. The higher valuation again illustrates the extreme difficulty of framing estimates on gross figures for a district. The assumption that occupancy rents as a whole would not be capable of enhancement led to the further assumption that proprietary cultivation would be valued roughly at the all-round occupancy rate with a deduction of roughly 25 per cent. The first assumption being incorrect the second of course fell with it. That the valuation of the *sir* is nevertheless very moderate may be judged from the fact that 40 per cent. of the assessed area is sublet at 58 per cent. of the accepted valuation of the whole, apart from *sir* allowance. The zamindars have therefore a good margin of profit.

21. The grain-rented area is insignificant. The rent-free tenures cover the substantial area of 31,213 acres, of which, however, no less than 9,628 are uncultivated, being mainly groves. The uncultivated area, whether groves or other, was generally omitted from the valuation, and the assets are taken at Rs. 96,110 on an area of 24,520 acres, the average being Rs. 3·92 per acre. If the sanctioned rates had been applied the average would have been Rs. 4·23 per acre, but grants held free in lieu of service were treated at half rates, as is customary.

22. A moderate addition of Rs. 12,940 has been made on account of sayar income. The assessable income is due almost entirely to receipts from *mahua* trees, which are a feature of the eastern parts of the district, or from thatching grass, which is valuable in the Ganges Khadir and the villages above it.

23. On the other hand deductions amounting to Rs. 16,198 have been made on account of improvements constructed at the cost of zamindars. These consist almost entirely of masonry wells. In a district where irrigation is of prime importance the sinking of wells might have been expected to have been more common, but it is likely that, as Mr. Alexander suggests, the heavy revenue demands have left but a small margin of profit in the past and crippled those zamindars who might otherwise have shown some enterprise. In the neighbouring parganas of Allahabad the tenants themselves have constructed large numbers of wells and it would have been of interest to learn whether the same feature had been observed in Fatehpur. I infer from the returns that 5,309 new masonry wells were constructed during the term of the settlement and if the cost was from Rs. 300 to Rs. 400 each the total outlay must have been from 16 to 20 lakhs. Mr. Alexander states that he allowed at the rate of 10 per cent. on the zamindars' expenditure, and the total allowance being just over Rs. 16,000 it would seem that the zamindars cannot have made more than a tenth of the new wells.

24. With all these additions and deductions the nett assets are Rs. 30,04,060 or nearly 4 lakhs more than was estimated in 1909; and the revenue approved by the Board and sanctioned by Government is Rs. 14,40,646, taking 48 per cent. of the assets, and giving an enhancement of Rs. 1,30,937 or 10·3 per cent. over the former demand. The excess of the accepted assets over the estimate has been shown to be due to the possibility of enhancing the occupancy rents to a moderate extent and of using higher rates than were anticipated for the valuation of proprietary cultivation: it is also partly due to a smaller deduction than that anticipated on account of improvements. I have no doubt that the assets have been calculated without severity and the resulting enhancement, which is by no means trifling, is a matter of gratification in that Government was prepared to revise the assessment without any prospect of financial gain. The liberal decision of the Government to undertake the settlement with the sole object of adjusting inequalities has in fact been unexpectedly rewarded. I calculate that the whole cost of the settlement, including the revision of records will be recouped, barring accidents, by 1920, even allowing for the fact that none

of the increased revenue in the Khaga tahsil will be due until 1917-18, and part of the enhancement generally is postponed by the grant of progressive demands.

25. Although, however, the assessment has resulted in a general enhancement of over 10 per cent. the results are widely different in the various parganas and their various circles. Owing to the possible enhancement of occupancy rents and the higher rates found applicable to *sir*, *etc.*, the total jama of only one whole pargana (Bindki) is actually reduced, and there in the river-bank villages (Circle II) reductions are generally given which result in a decrease of 13.79 per cent. for the circle. There is no other complete circle in which there was an appreciable reduction on the whole, but I may note that in the Fatehpur tahsil alone more or less relief is given to 292 mahals, chiefly those which have the lighter soils or are lowlying and swampy. No less than Rs. 73,000, or well over half the whole enhancement, is taken in the four eastern parganas comprised in the Khaga tahsil which, with the exception of Dhata, were on the preliminary figures distinctly more lightly assessed than the rest. The rise in them varies from 12½ to 24½ per cent. All other parganas except Bindki, already mentioned, and Ghazipur, get a small enhancement, not exceeding 9 per cent. Ghazipur, which has probably benefited more generally than any other from the canal, gets a more substantial rise exceeding 11 per cent. On the other hand the precarious Jumna-side villages in parganas Kora, Tappa Jar, Muttaur, Ghazipur, and Ekdala, considered apart from those parganas as a whole, get little enhancement all round and in many cases substantial relief. Speaking broadly I may say that the general result of the revision has been to secure an overdue enhancement of the revenue in the Khaga tahsil, to relieve the more precarious villages of excessive demands and to impose small enhancements in the stable parts of the rest of the district and in some areas, formerly precarious, in which the soil has been rendered more productive and the produce has been made more secure by the introduction of the canal. The Settlement Officer has pointed out that the revenue enhancement is more than covered by the increase in occupancy rents immediately in sight, and I may add that so many of the old demands would not have been maintainable but for that increase in rents, which the zamindars could probably not have obtained without the assistance of the settlement courts. If I may venture to say so, the operations have been thoroughly justified, both by the attainment of the administrative objects which were in view at their inception, and fortunately by the financial result also. The revision of records, too, after a period of 35 years, was undoubtedly necessary. The final determination of existing *sir* rights is of special importance since the right can no longer be acquired; while the formal recognition of occupancy rights in the large areas in which they have accrued must necessarily tend to avoid disputes in the future and to assist the land records staff in the compilation of annual papers.

26. I may here note that the bulk of the rent-rates and assessments were reviewed and sanctioned by Sir Duncan Baillie, as Senior Member of the Board. One or two reports were dealt with by Mr. F. W. Brownrigg when he was officiating as Member. When Sir Duncan Baillie retired, however, the assessments of parganas Hathgaon, Ekdala, and Dhata had not been sanctioned and it was one of my first duties as Settlement Commissioner to review them. With this exception I have seen nothing of the details of Mr. Alexander's work. One matter which has struck me, however, is the absence of any clear recognition of privilege in favour of Hindu tenants of high castes. Such privilege is usually found in Oudh and it undoubtedly exists in the Benares district among those further east, while it has been consistently recognised and allowed for in the Allahabad district of which the re-assessment has just been completed. In the parganas of that district (Atharban and Kara) which adjoin Fatehpur, it was, in fact, found to exist to the extent of 15 to 20 per cent. in favour of Brahmans, Thakurs, and Kayasths as compared with low-caste Hindus. When submitting his rent-rate report for the first pargana inspected (Fatehpur) Mr. Alexander reported that caste rents did not prevail, but Sir Duncan Baillie remarked

that the figures suggested a privilege of 15 per cent. or more in favour of Brahmans and Thakurs and he directed that in valuing holdings due allowance should be made. A similar direction was given in the case of pargana Hlaswa, though the precise amount of privilege was not suggested. In pargana Kutia Gunir Mr. Alexander said that Thakurs at least were clearly favoured and Sir Duncan Baillic referred to the difficulty experienced in dealing with Thakur and Brahman tenants. In pargana Bindki again Mr. Alexander noted favour to Thakurs and Brahmans, but he thought this was natural where so large a proportion of the proprietors were of those castes. In pargana Tappa Jar too Thakurs were reported to be favoured and the Board observed that the enhancement of rents of tenants to whom favour so considerable had been shown in the past would be ruinous to them and could not therefore be contemplated, and directed that this should be taken into account in the assessment both of rent and revenue. In pargana Kora on the other hand Thakur rents were normal (when judged by their average incidence) and in Kotila only slightly low. In Hathgaon, however, the caste was again favoured along with Brahmans and some others. It is probable therefore that privilege was taken into account to some extent where Thakur and Brahman tenants were numerous, but I find no allusion to the effect on the assessment in the report on any pargana or in the present report. The fact that privilege was not definitely recognised, however, must have affected the revenue and the fixing of rents in various ways. In the first place the circle rates must be lower than they would have been had they not been based partly on the rents of privileged castes, who hold at least half the tenant area. Secondly these low circle rates have been applied to assumption areas, and in the case of *sir* not sub-let a further allowance has been made, and finally, while no doubt high-caste tenants have been treated liberally on the whole in concrete cases of enhancement of rent, that is, by reduced circle rates, and while the accepted occupancy rental has been reduced roughly in the same way for the purpose of assessing the revenue, unprivileged tenants must have escaped without the full enhancement which the modern rates paid by others of similar classes would justify. All this doubtless makes for leniency in assessing the revenue. My only fear is that some of the high-caste Hindu tenants may not, in practice, have obtained the full privilege in rent which the almost general custom of the district suggests and which is not unnaturally claimed on account of the restrictions of caste which prevent Brahmans and Thakurs from performing in person much of the manual labour required in agriculture.

27. The incidence of the sanctioned revenue is Rs. 2.60 per acre of cultivation throughout the district, varying from Rs. 2.96 in pargana Kutia Gunir and Rs. 2.93 in pargana Fatehpur to Rs. 2.33 in pargana Ekdala, Rs. 2.10 in pargana Ghazipur and Rs. 1.97 in pargana Muttaur. The average in the latter parganas is brought down by the relatively large proportion of inferior villages along the Jumna contained in them.

28. The assessed area is a little over 604,000 acres, nearly 20,000 acres less than the area actually included in holdings, but some 50,000 acres in excess of the regularly cultivated area. More than half the excess is merely temporary fallow in tenants' holdings or *sir*, and over 21,000 acres are old fallow held chiefly by occupancy tenants. Seeing that the latter have rights in such land it is but fair that they should pay some rent for it and as it is naturally found for the most part in inferior soils the valuation of it at half the rates for the lower soil classes when the recorded rent is rejected, is suitable; where the recorded rent has been accepted the inclusion of fallow in the holdings was merely noticed with reference to the stability of the rent. The remainder of the uncultivated land consists of a small area of 1,000 acres of groves and tanks included in holdings at a rent. There is no doubt, therefore, that the area assessed is safe enough and can and does bear a regular rent. The area in holdings excluded from assessment is chiefly excessive old fallow, grazing land and waste, from which at least for the purposes of assessing

revenue it is unsafe to assume any regular income: it also includes a considerable area of grove-land.

29. The litigation dealt with by the Settlement Officer, who was also Record Officer, and his assistants, was fairly large. There were over 16,342 cases arising directly from the revision of the records, 5,748 cases of enhancement, abatement or determination of rent and 4,364 miscellaneous cases; while 628 cases were appealed to the Settlement Officer (or Record Officer). Less than 300 appeals were instituted in the Commissioner's court. There were very few appeals against the revenue demand, but several against the orders of enhancement or abatement of rent, but no revenue was reduced and very few rents were interfered with. The rest of the appeals were mainly concerned with the record of rights.

30. The total cost of the settlement was about Rs 3,04,000, operations having been unavoidably prolonged until the end of March last, and Mr. Alexander having been allowed to remain in the district until the end of February to deal with enhancements of rent and similar work which it was desirable that he should wind up himself.

31. Mr. Alexander's work was repeatedly commended by Sir Duncan Baillie in his reviews of the various rent-rate and assessment reports, and I venture to think that it was throughout sound. Mr. Bomford, the Assistant Settlement Officer, also gave great promise, while Babu Mohini Mohan Lal, Assistant Record Officer, was energetic and successful in his part of the work.

The 13th December, 1915.

P. HARRISON,
Settlement Commissioner.



FINAL REPORT ON THE SETTLEMENT OF THE FATEHPUR DISTRICT.

CHAPTER I.

GENERAL DESCRIPTION.

1. The district of Fatehpur is, with the exception of the district of Allahabad, the easternmost district of the Allahabad division. It lies in the south-eastern corner of the doab, and the rivers Ganges and Jamna form its north-eastern and south-western boundaries respectively, while the district of Cawnpore lies on its north-western side. The Ganges separates Fatehpur from the Rae Bareli and Unao districts, and the Banda and Hamirpur districts lie on the opposite side of the Jamna. The district is roughly rectangular, with an average length (from north-west to south-east) of 65 miles and an average breadth of 25 miles, and its area is 1,640 square miles.

Boundaries and area.

2. The district is divided into four tahsils and thirteen parganas. Their names and areas are as follows, viz :—

Administrative divisions.

Name of tahsil.	Name of pargana.	Area in acres.
Fatehpur ..	{ Fatehpur	139,504
	{ Haswa	89,796
	Total ..	229,300
Khajurha ..	{ Kutia Gunir	57,215
	{ Bindki	56,021
	{ Kora	146,923
	{ Tappa Jar	68,899
	Total ..	3,29,058
Khaga ..	{ Kotila	28,299
	{ Hathgaon	1,44,741
	{ Ekdala	1,16,398
	{ Dhata	21,058
	Total ..	3,10,496
Ghazipur ..	{ Aya Sah	25,950
	{ Muttaur	57,464
	{ Ghazipur	97,783
	Total ..	1,81,197

The pargana divisions serve no useful purpose now except for distinguishing villages which bear the same name; owing to the differences in their sizes they cannot even form the basis of kanungos' circles.

3. The physical characteristics of the district are determined mainly by the two great rivers. As in other parts of the doab the land in their immediate neighbourhood stands high, and there is a gradual slope from their banks to the centre of the district. On the Jamna water is 80 to 90 feet from the surface and on the Ganges 40 to 50, whereas in the low central parts of the district it is no more than 15 to 20 feet. There is also a slight fall from north-west to south-east, which is illustrated by the levels of the Grand Trunk Road, the height above sea level on the Cawnpore border being 398 feet and that on the Allahabad border 347 feet.

Topography.

4. The Ganges first touches the district at the apex of pargana Bindki, where it is joined by the Pandu, its only tributary in this district. Tho Pandu however does not join the main stream of the Ganges at once, but flows through its bed as far as Sheorajpur and makes the connexion there. The course of the Ganges is winding

The Ganges.

as usual, and the main stream wanders from one side to the other without however being liable to frequent changes in its course. Its bed is widest in its western reaches, where there is a very large stretch of alluvial *khadir*, generally cut up by *sotas*, and largely covered by *jhar* and *munj* grass. Sometimes the cliff is high and well defined, but at other times it is low and broken by ravines, the latter formation occurring principally in pargana Bindki and part of pargana Fatehpur. The formation of the cliff is a great factor in determining the quality of the upper land adjoining it, as, where the cliff is well defined, the land is level generally and the soil firm, and irrigation is practicable. From the western boundary of the district to the western boundary of pargana Kotila, except for the western half of pargana Fatehpur, there are large cultivated tracts in the bed of the river, where excellent crops are grown with little expenditure of labour, and in pargana Fatehpur a few fields are irrigated from the wells of hamlets situated on the cliff. The watershed of the Ganges is at first traced roughly by the canal, but from Jalala onwards it maintains a distance varying from two to five miles from the cliff as far as the Allahabad border. The tract between the watershed and the river measures about 290 square miles and comprises a plateau 50 feet above the river level with broken and undulating ground in the immediate vicinity of the cliff. This tract is by no means a poor one, as is the corresponding tract adjoining the Jamna. As has been pointed out above the soil is largely firm, and irrigation is often free from difficulty, while the land is easy to work and undoubtedly fertile. The most inferior portion of the tract is that situated in pargana Bindki, and here the irrigated area is extremely small. The Pandu has a deep bed, and does not affect the adjoining land to a distance of more than about half a mile on each side. Near the Ganges it has good alluvial land in its bed, but the higher ground adjoining it throughout its course is broken up and sandy.

The Jamna.

5 The course of the Jamna is more tortuous than that of the Ganges, and its bed is further below the level of the adjoining country. The bed of the river is all barren except for a strip under the cliff. This varies in width from a few yards to nearly a mile, and is often extremely fertile, luxuriant crops of wheat being grown. The best crops are seen in the western portion. In addition to the alluvial land there are considerable tracts of fluvial *kachhar* situated in ravines, the beds of small rivers, viz.:—The Nun, Rind and Bari Nadi, near the points where they join the Jamna, and an old bed of the Jamna itself, the latter being situated near Lalauli. The soil of this *kachhar* is also very productive, and, as water in it is very near the surface, continues moist almost throughout the cold weather. Above the cliff for an average distance of three miles from the river the land is badly broken up by ravines, there are large areas of waste, in which nothing grows but *babuls* and thorny shrubs and poor grass, and the soils are largely of the Bundelkhand types, viz., *pandu*, *rakar* and *kabar*, the last named, except in the south-western corner of the district, being always of poor quality and extremely liable to the ravages of "kans" grass, one of the troubles with which the cultivators in this region have always to contend. There are however even in this tract stretches of level land, the soil of which is a fairly good loam, the best being found in pargana Ekdala, but well irrigation is impossible owing to the excessive depth at which water is found and the generally porous or sandy nature of the soil. Relief has however been brought to many villages by the canal, which takes water often to within two miles of the Jamna, but large areas, notably in parganas Kora, Tappa Jar and Ekdala, where the way of the canal is barred by the Nun, Rind and Bari Nadi, cannot share in this advantage. The area of this tract is about 315 square miles.

Other rivers.
Nun.

6. The Pandu has been mentioned above. The other streams, which are dignified with the name of *nadi*, are the Nun, Rind and Bari Nadi. The Nun, which for only 10 miles of its course lies inside the district, cuts off a small portion in the south-western corner, and flows in a deep and well defined bed, the bank on either side being cut up by numerous ravines. It contains water in pools all through the year.

7. The Rind also has a deep and well-defined bed and retains water in pools throughout the year. It enters the district from Cawnpore a little north of Kora, and thence flows in an irregular course, taking a south-easterly direction, for about 30 miles through the parganas of Kora and Tappa Jar to its confluence with the Jamna in the village of Daryabad. For about a mile on either side of it the land is cut up by ravines, sandy and full of *kankar*, so that it is not productive, but there are large areas of *babul* and *rianj* jungle and grass, which afford good grazing. In the bed of the river there is little cultivation, and the cultivated areas are generally separated from the inhabited portions of the village by the jungle, so that they are not much sought after. Both the Nun and the Rind are used as escapes for canal water, as is also the Bari Nadi.

Rind.

8. The Bari Nadi rises near Bindki and flows through the district, also in a south-easterly direction, traversing the parganas of Bindki, Kutia Gunir, Fatehpur, Ayah Sah, Ghazipur, Haswa and Ekdala, before joining the Jamna a little east of the village of Kot, its total course being about 70 miles. Its water collects first in the jhils of Jafarabad and Maharha, flows in a south-easterly direction for some miles, and then bends south, after receiving the waters brought down by the Malwa drainage cut and the overflow from the Malwa jhils to the east of the latter. Flowing past Tarapur it is fed by a third affluent from the Malwa series of jhils. After turning east along the Fatehpur-Amauli road, it again assumes a south-easterly course and crosses the Banda road a mile north of Sah, thence flowing south-east to meet the Ghazipur road near Manipur. Up to this point it is a sluggish ill-defined stream, with an average fall of 17 inches to the mile up to Tarapur, 9 inches to the mile from thence to Sah, this portion being merely a succession of shallow swamps, and 12 inches between Sah and Manipur. Thenceforward the river assumes a more definite channel with a greater fall and more sloping bed. At Sinori it receives the Atarha tributary also known as the Bilanda Nadi, this being of some importance as it is connected with the drainage system of the town of Fatehpur, and the out-flow from the jhils between the canal and the Ghazipur distributary. The river then inclines toward the Jamna, crossing the road between Asothar and Bahrapur and often making it impassable in the rains. Near the village of Saton the canal is carried across the river by an aqueduct, and a few miles further on, in the village of Bijaipur, the Bari Nadi is joined by the Choti Nadi which also passes under the canal by means of an aqueduct. The Choti Nadi rises in the jhils to the east of Fatehpur, and flows through the Haswa and Khaga parganas, passing on its way through the jhils of Malaon, Khairauli, Saunt and Teni. It has no defined bed till it reaches the eastern portion of the village of Khaga, where it runs sharply in a southern direction and crosses the railway. These streams, small as they are, are important, because, in conjunction with another stream called the Sasur Khaderi, which is similar in character to the Choti Nadi, and after taking its rise near Huseinganj enters the Allahabad district on the northern boundary of the village of Amaon, they form the system of drainage for the district. This has been found inadequate on several occasions in the past, notably in 1894, when the town of Khaga was flooded, but has given little ground for complaint in late years. This is due possibly to the short rainfall, but it seems probable that the drainage channels constructed near the town of Fatehpur, and the additional culverts constructed in the railway between that place and Khaga have safeguarded the low-lying tract from flooding. It is true that the inhabitants of some villages on the northern side of Fatehpur complain that the drain constructed there does not carry off the water quickly enough, but on the other hand, those of a far larger number of villages east of Fatehpur complain that now the water leaves their rice fields too quickly, and their tanks and jhils do not fill up properly, so that extensions of the drainage system would certainly be unpopular.

Bari Nadi.

9. Apart from the land adversely affected by the rivers the district consists of a level tract with excellent agricultural possibilities. The drainage system however is defective in a large area which comprises the greater part of parganas Hathgaon,

The central plateau.

Haswa and Fatehpur, and small portions of parganas Kutia Gunir, Kotila and Aya Sah. This is the rice-growing tract, and contains the best soil of the district, but it is also marked by the presence of large areas of *usar* waste, and is liable to damage by flooding. In the adequately drained portion of the district the soil is on the light side, but it is none the less good and produces first class crops when properly cultivated and irrigated.

Lakes and jhils.

10. The low-lying tract contains many lakes and jhils. These are confined roughly speaking to parganas Haswa and Fatehpur and the southern portion of pargana Kutia Gunir, the only jhil of importance outside these parganas being that situated at Teni close to the boundary between parganas Haswa and Hathgaon. As a rule these are mere swamps; but there is in addition between Huseinganj and Moraon a chain of lakes, which hold water all the year round and are of great value for purposes of irrigation. The largest, that near Moraon, covers 740 acres, and those near Pharsi, Ghuri and Makanpur are each about half its size, while other large sheets of water are situated near Teni, Chitampur and Malaon. At Gobardhanpur also there is a large jhil which drains into the Ganges, while south of the canal the only jhil of importance is that situated five miles south of Bindki close to the road connecting that place with Chilla Ghat on the Jamna.

Soils.

11. The soils of the areas adjoining the rivers have been described already. South of the canal, which is constructed on the Jamna watershed, and for a few miles north of it, the soil is always on the light side, except for depressions scattered here and there. Its quality is good however, and it is easy to work, so that, provided that it is sufficiently manured and irrigated, it bears excellent crops. The soil of the rest of the district is a good firm loam, which often degenerates into clay, though light soil is also found close to the small rivers where the beds of these are well defined, and drainage is consequently good, and on the watersheds between them. The chief drawback of this tract, apart from the injuries caused by flooding, is the presence of *usar* waste, very large areas of which occur. Where the cultivated blocks are large, this does not depreciate the quality of the soil, but where they are small, bald patches are often seen in the fields, while the excessive splitting up of the cultivated portion of a village is a distinct hindrance to cultivation. Very often large areas of poor rice lands are scattered among the *usar* waste, and these are given the name of *chanchar* in this district, this term being also used commonly to denote any clay soil. Apart from the Jamna tract there are only four soils known to the cultivators, viz., *matyar*, *chanchar*, *sigon*, and *blur*. The best loam is almost always called *matyar*, and hardly ever *dumat*, and the light loam is called *sigon*.

Trees.

12. Except for the Jamna tract the district is well supplied with groves, and there are also many trees scattered in the waste, patches of soil good enough to support *mahuas* occurring frequently in the midst of *usar* waste. Groves however are not so numerous in the low-lying tract as in the tracts where the soil is lighter. *Mahuas* are extremely numerous in the Khaga tahsil, and are common in the Fatehpur and Ghazipur tahsils, but are hardly ever found in the Khajuba tahsil. Mangoes on the other hand are common all over the district. *Nims* will grow anywhere, and have been used largely for roadside avenues, while the town of Fatehpur is remarkable for its avenues of *shishams*, which are also fairly numerous in the district generally. Guava orchards are fairly numerous round the town of Fatehpur, and are seen near inhabited sites all over the district, but guavas are not cultivated largely. There are no extensive tracts of jungle. The largest is a tract of *dhak* situated near Asothar and covering some hundreds of acres, and there is other *dhak* jungle scattered over the villages in the neighbourhood of Khaga, and between that place and Haswa. The Jamna tract produces *babuls* and thorny shrubs, and the *riong* is found in the neighbourhood of the Rind. *Babuls* are also found scattered over the *usar* waste. Owing to the small area covered by jungle wild animals are few in numbers, and the

crops suffer little from their depredations. Wild boars are however fairly numerous in the Ganges *khadir*, where they are netted by the cultivators, and a herd of wild cattle, which lives in the *dhak* jungle on the northern side of Khaga, does considerable damage to crops in the vicinity. Monkeys also swarm in many localities, especially on the Ganges and in the neighbourhood of the towns, and give rise to much complaint.

13. The cattle are of the inferior type generally found in the *doab*, a smaller and hardier breed being found near the Jamna and Rind. The ordinary cow gives only two seers of milk a day. The goats also are poor, but the sheep are good. Buffaloes are numerous in the central tract and are of the usual quality. Owing to the large area of waste and land planted with trees there is no complaint of the want of grazing land, and grass springs up quickly after rain. The quality of the grass however is poor generally, the best being found in the Ganges *khadir*. The cattle census returns show no indications of decline in the number of cattle.

Cattle.

14. *Kankar* is found all over the district. The manufacture of saltpetre, which was formerly a considerable source of income to the landowners, is dying out rapidly.

Minerals.

15. The climate is that of the *doab* generally, but the west wind does not blow with such force or frequency as in the more western districts. Frosts occur not uncommonly in the cold weather, nearly always in January, and do much damage to the *arhar* and extensive damage was wrought by the exceptional frost of 1905. The district is healthy except for the low-lying parts, where malaria is prevalent in the rainy season. The drainage cuts constructed recently have however effected a good deal of improvement in this direction, and the town of Fatehpur in particular has benefited greatly. Plague has visited the district every year since 1902 but its victims have seldom been numerous as compared with other districts, the largest number of deaths occurring in one year being 8,370. From 1891 to 1905 the death rate per mille in the Cawnpore, Fatehpur and Allahabad districts was as follows, viz:—

Climate and Health.

Cawnpore	..	..	..	..	..	37.65
Fatehpur	..	..	..	..	..	36.25
Allahabad	..	..	..	..	..	35.20

16. The average monthly rainfall in inches for the period of 39 years preceding settlement is as follows, viz:—

Rainfall.

January	..	..	75	August	..	..	10.81
February	..	..	46	September	..	..	5.24
March	..	..	27	October	..	..	1.62
April	..	..	20	November	..	..	20
May	..	..	34	December	..	..	19
June	..	..	3.84				
July	..	..	9.96	Total	..	..	38.88

The rainfall is heaviest on the eastern side of the district, and becomes lighter as we go westwards, as is apparent from the following table, viz:—

Name of tahsil.	Average annual rainfall.					
Khaga	34.35
Fatehpur	33.83
Khajurha	32.66

There are large variations in the annual rainfall. The highest and lowest recorded in the above mentioned period are respectively 72.37 inches in 1894 and 13.40 in 1880.

17. The East Indian Railway main line passes through the northern part of the district from east to west. There has been no development of railway communications within the district since last settlement.

Communications.—
Railways.

18. The Grand Trunk Road also traverses the district from east to west at a distance of from one to two miles from the railway and on its northern side, passing through Khaga and the town of Fatehpur. The latter town is connected also by metalled roads with Dalmau on the Ganges, Chilla Ghat on the Jamna, and Ghazipur. The Old Moghal or Badshahi road too traverses the district, entering it at Kora

Roads.

Jahanabad and leaving it at a point four miles distant from the Ganges, and passing through Khajuba, Bindki, Fatehpur and Hathgaon. This however is metalled only on the western side up to a point where it has been connected with the Grand Trunk Road, and is unmetalled from the point where it leaves the Grand Trunk Road five miles east of Fatehpur. Another metalled road runs from Sheorajpur on the Ganges to Chilla Ghat on the Jamna, connecting Bindki with the railway, and others from Bakewar on the Old Moghal Road to the Bindki Road railway station and Khaga to Kishanpur on the Jamna. Unmetalled roads are numerous, and the most important are shown on the map. According to the final report of last settlement the whole of the old Moghal road was metalled at that time, and a metalled road connected Fatehpur with Bhitaura on the Ganges, once the headquarters of the district. On the other hand the western portion of the Grand Trunk Road has since been metalled, as also the roads connecting Fatehpur with Ghazipur, Khaga with Kishanpur, and Bakewar with the Bindki Road railway station. The most needed improvements are the metalling of the roads between Dhata and the Khaga-Kishanpur road at Bijepur, and Amauli and the Sheorajpur-Chilla Ghat road at Juniban, with a bridge over the Rind. This river at present is only bridged at Kora Jahanabad and in the rains forms a great obstruction to traffic for the inhabitants of the south-western corner of the district. Other roads which might with advantage be metalled are the roads between Hathgaon and Khaga and the Rasulabad station and Asothar, while the residents of Fatehpur are very anxious that the road from that place to Bhitaura should again be metalled, so as to give them easy access to the Ganges.

19. The population at last settlement and in the last four census years is as follows, viz :—

Last settlement	..	..	..	..	663,815
1881	..	..	..	..	683,745
1891	..	..	..	..	699,157
1901	..	..	..	..	686,891
1911	..	..	..	..	676,939

The figures show that the population is now nearly 2 per cent. larger than at last settlement, but has decreased since 1891. The causes of the recent decrease are plague and the exodus of labourers, especially Chamars, to Cawnpore and Allahabad. The population of the town of Fatehpur has declined steadily since 1881 and is now only 18,235, 8 per cent. less than it was at last settlement. The town has little trade in spite of its situation on the main line of the East Indian Railway, and no manufactures. It is hoped however that the recent abolition of octroi will improve trade, though there are no signs of this at present. As far as trade is concerned Bindki, which is situated in tahsil Khajuba, is by far the most important place, though its population is only 7,728 and it is 6 miles distant from the railway. Grain is taken there for export from all over the district, and also from the Banda district. There is also a considerable grain trade at Khaga, which possesses a station on the East Indian Railway. Grain is exported largely by road to Cawnpore. Throughout the district there are no manufactures of any importance, and agriculture is virtually the sole means of livelihood. The present population works out at 413 to the square mile or 782 to the cultivated square mile. It is much denser in the northern than in the southern portion of the district, as the following figures show viz :—

Pargana.	Population per square mile of cultivation.				
Bindki	935
Kutia Gunir	776
Fatehpur	1,030
Haswa	863
Kotila	1,000
Hathgaon	959
Kora	661
Tappa Jar	631
Aye Sah	663
Muttour	541
Ghazipur	666
Ekdala	652
Dhata	694

Northern.

Southern.

Communications have always been and still are better in the northern half of the district, and facilities for irrigation were also much better till the canal was built. There are signs now that population is being attracted from the north to the south, no doubt owing to the improved state of things brought about by the canal.

20. The following statement shows that nearly three-quarters of the district is held in *zamindari* tenure, about a quarter being held in single *zamindari* :—

Tenures.		Number of mahals.	Area.	Number of proprietors.
			Acres.	
Single zamindari ..		1,167	253,038	1,167
Joint zamindari ..		2,512	458,405	16,559
Held by communities.	Perfect pattidari ..	960	202,117	15,619
	Imperfect pattidari ..	225	83,945	9,437
	Bhaiyachara ..	42	31,004	5,098
Miscellaneous ..		4	20,351	9,116
Total ..		4,910	1,049,360	56,996

* { Nazul 1.
Revenue-free 3.

The large communities are found mainly in the neighbourhood of the great rivers. The number of mahals was 2,145 at last settlement, and is now 4,910. Sub-division is at its worst in pargana Kotila where not only are the proprietary bodies numerous, but the properties themselves are exceedingly small. On one occasion I inspected 29 so-called villages in a single day. Moreover in this pargana, as well as in other parganas, notably parganas Hathgaon, Haswa and Fatehpur, but to a less extent, many villages include *chaks* of land situated in other villages and several consist almost entirely of small areas scattered about inside two or three other villages. One such *chak* is situated at a distance of 20 miles from the main village. Such a state of things made soil classification very difficult, and the excessive sub-division is a permanent source of extra work to the administration, from the point of view of which it can only be hoped that the small proprietors, many of whom are *zamindars* only in name, will be bought out by persons who will be able to combine these minute estates to form compact villages of decent size. There is however no indication at present that this is likely to happen—in pargana Kotila between settlements amalgamation has reduced the number of villages by only three—and it probably never will unless direct measures are taken to effect the desired result. In *pattidari* communities it is the general custom for each co-sharer to collect his share of the rents. This, while it has its advantage in providing the small proprietors with a certain amount of occupation, is a great waste of power and hampers the collection of the revenue inasmuch as the *lambardar* is often required to pay the revenue when he has not collected a sufficient sum to enable him to do so. The miscellaneous properties mentioned in the statement consist almost entirely of rent-free grants in which the grantees have acquired proprietary rights.

Caste of
proprietors.

21. The following table shows the gains and losses of each caste of proprietors since the last settlement, viz :—

Name of caste.	Area of present settlement.	Percentage of total area.	Percentage of last settlement (as per final report).	Percentage of increase or decrease.
	Acres.			
Thakurs ..	326,981	31.2	20.8	+50.00
Musalmans ..	237,732	22.7	33.2	-31.63
Brahmans ..	205,626	19.6	16.3	+20.25
Kayasths ..	71,362	6.8	12.6	-43.03
Banias ..	47,691	4.5	2.4	+87.50
Kalwars ..	38,996	3.6	2.1	+71.43
Kurmis ..	35,199	3.4	5.5	-38.18
Khatris ..	27,259	2.6	2.6	..
Rastogis ..	17,198	1.6	1.1	+45.45
Lodhs ..	11,237	1.1	1.3	-15.38
Ahirs ..	5,018	0.5	0.2	+150.00
Goshains ..	1,848	0.2	1.1	-81.82
Murais ..	563	0.1	0.1	..
Bhats ..	365	..	0.2	-100.00
Miscellaneous ..	22,835	2.1	0.5	+320.00
Total ..	1,049,360	100.00	100.0	..

It will be seen that Thakurs, Brahmans and Muhammadans are by far the largest owners, and that they with Kayasths own 80.3 per cent. of the district, while the non-agricultural castes own between them only 12.3 per cent., though they have increased their possessions by 50 per cent. The most prosperous Thakurs are Kunwar Chandra Bhukan Singh of Asothar, uncle of the Raja, and the families resident respectively in Gamhri in pargana Ghazipur, Saton in pargana Haswa, Sijauli in pargana Kora, and Urmaha and Khargupur Bargala in pargana Hathgaon.

22. The losses of the Muhammadans are due principally to excessive subdivision, the principal sufferers being the large communities resident in Haswa, Hathgaon, Patti Sah in pargana Kotila, Airawan and Mandwa in pargana Hathgaon and Kara in Allahabad while the Muhammadans of Qasimpur have thrown away more than half their property by quarrels and litigation. The principal Muhammadan owners are Nawab Ali Husain Khan of Fatehpur, a descendent of the Baqar Ali Khan who farmed the whole district after the cession, Chaudhri Afzal Husain of Qasimpur, Khan Bahadur Ahmad Husein of Ajura, Bu Ali Khan of Khaga (now hopelessly embarrassed) Abdur Rahman of Bilanda, Agba Ali Khan of Teni, and Abdul Kuddus Khan and Ghulam Mustafa Khan of Fatehpur. Muhammadan proprietors are found principally in the eastern portion of the district, and mention must be made of an enormous family of Khokhar Pathans resident in Kot and eight other villages in pargana Ekdala, who have so far managed to preserve their properties almost intact in spite of their numbers, and have sent many of their members to serve the Government in civil or military capacities. The only Brahman owner of importance is Harihar Prasad, Bajpai, of Mouzimabad in pargana Fatehpur, who has increased his possessions largely.

23. The principal Kayasth family is that generally known in the district as the "Moti Intwala". They lived in Hathgaon originally but have since migrated to Fatehpur. Rai Bahadur Lala Ishwar Sahai, Chairman of the Fatehpur Municipal Board, is its most important member. He is in an enterprising and efficient landlord, and has earned the gratitude of many of the tenants by starting co-operative banks, which have already attained a considerable measure of success in spite of the unsympathetic attitude of the other landlords of the district. Another Kayasth of importance was Iqbal Bahadur of Jahanabad who, through the conversion of an ancestor to Islam, had inherited the trusteeship of the Moharram ceremonies of Kora Jahanabad as well as the *baradari* and garden, much to the dissatisfaction of the Muhammadan residents of the place. He died in 1914 and has been succeeded by

his grandson. The Kayasths' losses are largely those of the kanungo family of Hathgaon, who have managed their properties very badly.

24. The principal Kalwar owners belong to one family. One branch, the head of which is Har Piria Saran, resides in Sheorajpur, and their property has largely been dedicated to temples of that place, but is still under their own management. The other consists of three brothers resident in Fatehpur.

25. A large Kurmi family lives in Dhata, and owns nearly half of that pargana, while there is another wealthy Kurmi family living in Jairampur and Gurgaula in pargana Ekdala. Kurmis as a rule are not efficient landlords, and it is not surprising that they have lost ground. They seem to be unwilling or unable to obtain adequate rents from their tenants, especially if the latter are also Kurmis.

26. The proprietors generally are mere collectors of rent and payers of revenue, and scarcely ever do anything to benefit their tenants. This is partly due no doubt to the small margin of profit which has been allowed them in the past. Owing to the severity of previous assessments they have hitherto had little to spend, but there is no doubt that the standard of prosperity among them is rising now, and that those of them who own properties of respectable size are in very comfortable circumstances. It is to be hoped that this will lead to greater generosity towards the tenants, but I must admit that I saw little to justify such a hope. Relations between landlords and tenants are good, largely because the tenants are in so strong a position that the landlords have little power of harassing them. Rack-renting is almost unknown, while on the other hand there is widespread failure, owing to incapacity or indolence, to work up rents to a reasonable standard.

27. The details of the holdings area are as follows, viz.:—

Tenures
of cultivators.

Tenures.						Area.	Percentage.
						Acres.	
Occupancy (including grain rented area)	..	..	..	..	..	408,840	65.19
Exproprietary	..	..	..	..	..	7,387	1.18
Non-occupancy (including grain rented area)	..	..	..	..	..	106,870	17.04
Sir	..	..	..	..	..	51,338	8.23
Khudkasht	..	..	..	..	..	20,938	3.36
Rent-free	..	..	..	..	..	31,213	5.00
Total						624,066	100.00

Last settlement.			Present settlement.		
		Acres.			Acres.
Cash occupancy	..	335,633	Cash old occupancy	..	232,146
			.. New ..	..	156,601
Total	..	335,633	Total	..	388,747

Tenants are exceptionally well protected by occupancy rights which obtain in nearly 80 per cent. of the tenant-held area. In very few villages has any attempt been made to prevent the accrual of occupancy rights and I came across only one village, viz.—Khakhreru, where it is the practice to give seven-year leases. The occupancy area has expanded since last settlement by 21 per cent. and 69 per cent. of the occupancy area of last settlement is still in the hands of the same tenants or their heirs. Rents are almost universally paid in cash, the grain-rented area only amounting to 1,597 acres.

28. The *sir* and *khudkasht* area is small, and 37 per cent. of the *sir* was sublet in the year of attestation. Twenty per cent. of the occupancy and exproprietary holdings were also sublet.

Castes of tenants.

29. The following statement shows the castes of the tenants, viz.:—

Castes.	Cash-rented.			Grain-rented.	Sir and Khud-kasht.	Rent-free.	Total.
	Area.	Rent.	Incidence.				
	Acres.	Rs.	Rs.	Acres.	Acres.	Acres.	Acres.
Thakurs	86,568	3,66,930	4.24	109	28,343	3,915	118,955
Brahmans	85,974	4,02,918	4.68	107	16,062	8,113	110,256
Kurmis	58,969	2,63,574	4.47	129	6,179	1,197	66,474
Musalman	40,568	2,09,172	5.15	119	12,611	3,085	56,388
Ahirs	53,881	2,52,098	4.72	250	368	1,767	55,706
Lodhs	28,071	1,48,723	5.29	178	252	1,224	29,725
Kewats	23,525	82,220	3.49	85	61	946	24,617
Pasis	13,927	72,228	5.18	134	..	1,124	15,185
Murais	14,440	88,656	6.14	75	53	431	14,999
Kayasths	11,309	45,604	4.03	10	2,466	392	14,777
Qadariyas	13,522	65,385	4.83	104	10	502	14,138
Chamars	11,569	61,558	5.32	82	2	641	1,224
Banias	6,821	32,401	4.75	14	1,220	361	8,416
Kachhis	6,369	42,756	6.71	79	38	261	6,797
Lohars	5,577	26,945	4.83	21	4	437	6,039
Kumhars	4,932	23,489	4.76	18	..	598	5,548
Lonias	8,684	17,870	4.85	33	9	361	4,087
Miscellaneous	49,754	2,32,192	4.67	50	4,598	5,318	89,720
Total	518,980	24,34,725	4.69	1,597	72,276	31,213	624,066
Last settlement	448,180	19,74,358	4.40	1,656	70,678	20,088	540,602

43 per cent. of the tenants' holdings are in the occupation of Thakurs, Brahmans, Kayasths and Muhammadans. The high caste Hindus predominate in tahsils Fatehpur, Ghazipur and Khajurha, while the Muhammadans are most numerous in tahsil Khaga. Kurmis are also an important caste, and are found all over the district, but they are most numerous in pargana Dhata, where they cultivate 45 per cent. of the tenants' holdings. Ahirs are also numerous, and are found everywhere. Murais and Kachhis are a fairly numerous body, and show the highest rental incidence, this being due partly to their holdings been situated largely in the village home-lands. The low incidence of the rents paid by Kurmis is the most remarkable feature of the statement. Next to the Murais and Kachhis they are undoubtedly the best cultivating caste in the district, but only three castes show a lower incidence. This is due entirely to the favour which is shown them by the Kurmi landlords especially those of parganas Dhata and Ekdala. High-caste tenants are not favoured as a matter of course, and in villages where they are not numerous and the proprietors are not also high-caste Hindus they are treated generally like other tenants, but they undoubtedly pay lower rates than members of other castes in villages where they predominate or the proprietors are of their own caste. The low incidence of the Kewats' rents is due to the fact that they live almost entirely on the banks of the Ganges and Jamna and cultivate a large proportion of the worst land in the district.

System of cultivation.

30. There is nothing remarkable in the methods of cultivation employed in the district, and, owing to the large number of high-caste tenants, the standard is not at all high. The following table shows the percentages of the cultivated area sown with the principal crops, viz :—

Total rabi	58.41
Wheat, pure and mixed	13.58
Barley, pure and mixed	29.99
Gram	11.32
Poppy	0.69
Total kharif	56.81
Juar	22.89
Bajra	6.52
Rice	13.90
Cotton	6.21
Sugarcane	0.73
Double-cropped	14.9

The figures are based in tahsils Fatehpur, Ghazipur and Khajua on the records of 1318 Fasli (1319 Fasli, the year of attestation, being an abnormal year), and in tahsil Khaga on those of 1320 Fasli, the year of attestation.

31. Barley mixed with gram or peas, called by the inhabitants *birra*, is the favourite rabi crop, and the area sown with wheat is comparatively small. Poppy is confined almost to tahsil Fatehpur and parganas Kotila and Hathgaon in tahsil Khaga. Cotton is seen almost entirely in the southern portion of the district and good crops of this are raised without irrigation in the Jamna tract. The area sown with sugarcane is very small, nor has the introduction of canal water extended its irrigation. The cultivators say that canal irrigation is not suitable for sugarcane as the water is often not obtainable when it is wanted, and and it certainly appeared that better sugar was grown with well than with canal irrigation. The smallness of the area sown with *bajra* is an indication of the general fertility of the district. The double-cropped area is considerable. In the central parts of the district, specially in the neighbourhood of Khaga, rice is often followed in the same year by wheat, but it is generally succeeded by barley, gram, or peas, or *birra*. In the canal-irrigated tract, where the soil is light, it is generally succeeded by gram or peas.

32. Means of irrigation are divided into three classes, viz. (1) canal, (2) wells and (3) other sources. Irrigation.

33. Canal irrigation, though discussed by Mr. Patterson in the report of last settlement, was not introduced into the district till 1898. The Fatehpur branch of the Lower Ganges canal enters the district from Cawnpore five miles north of Kora Jahanabad and leaves it in the south-eastern corner. Moreover, in order to irrigate the country divided by the river Rind from the canal, a distributary has been built from the Ghatampur branch, and this provides adequately for the needs of the south-western corner of the district. The construction of the canal has conferred immense benefits on the southern portion of the district, where the water level is a long way from the surface and the soil is unsuitable to the construction of wells, but the Jamna ravines still prevent a large area from obtaining any advantage therefrom. In the Jamna tract attempts are made on a small scale to obtain irrigation by building *bandhis* in the ravines, but nothing on a large scale has been attempted in this direction. In the course of inspection I naturally heard many complaints in connexion with the canal, but I am convinced that they are largely without foundation. It is noteworthy that the inhabitants of several villages, who refused at the outset to allow distributaries to be constructed, and those of others where for various reasons canal water has not been given, are asking for it loudly, and I can testify to the efforts which were made after the drought of 1913 to provide adequately for the needs of the cultivators, and to their success in spite of the shortage of water. The objection frequently urged that canal water impoverishes the fields is due partly to their excessive flooding by unintelligent cultivators and partly to the fact that many fields which formerly used to produce only one crop are now called upon to give two in the same season. I heard little complaint of inconvenience caused by alterations in distributaries or outlets. It should be mentioned that the proprietors in this district have not been charged owner's rate. (1) Canal.

34. Both earthen and masonry wells are used but the former are scarcely ever found where the water level is less than 20 feet from the surface, as in that case they are liable to be swamped in the rains. Earthen wells cost Rs. 15 to Rs. 20 to construct, and are generally lined with brushwood. They last on an average 4 or 5 years, but require Rs. 10 to be spent annually on their repair. They are dug in large quantities after bad monsoons. Half masonry wells are very scarce. Masonry wells cost Rs. 300 to Rs. 400 for two buckets, and are common all over the district, except where the water level exceeds 45 feet from the surface and they are considered too costly, or where the sub-soil is sandy or porous. For raising water leathern buckets are employed invariably. During inspection I heard general (2) Wells.

complaints that the water level had receded and well irrigation was consequently more costly and the supply of water less plentiful. This is due to the short rainfall from 1896 onwards and would be remedied by a cycle of wet years.

(3) Other sources.

35. Irrigation from other sources comprises only irrigation from tanks and jhils, there being virtually no irrigation from rivers, the beds of the Rind, Nun and Pandu being too low to allow of their water being used for irrigation, while the other rivers inside the district dry up early in the cold weather. The natural lakes and jhils have been described already. Their water is lifted on to the fields by means of baskets swung on ropes. The artificial tanks are all very small in size, and their supply of water is soon exhausted if they are used for irrigation. They are reserved largely for the needs of the cattle, and many of them are sown with *singhara*.

Condition of
tenants.

36. Tenants are undoubtedly prosperous and have benefited largely from the rise in prices. The large area protected by occupancy rights has saved them from rack-renting, and the proprietors have made little effort between settlements to enhance the occupancy rents. In 43 per cent. of the occupancy holdings area the rents were fixed before last settlement and were not altered either then or since. Canal irrigation dates from 1898, and has had no effect so far on the occupancy rents. The average size of the holdings is shown in the following table :—

District.	Real number of persons.		Khatas.				Area of holdings after excluding sir and khud-kasht.	Average.
	Resident.	Absentee.	Resident.		Absentee.			
			Total.	Real.	Total.	Real.		
1	2	3	4	5	6	7	8	9
Fatehpur ..	162,667	47,886	263,234	126,065	61,744	35,561	Acres. 551,790	Acres. 4.38

The numbers entered in columns 2, 3, 5 and 7 are those obtained after eliminating all names which have occurred previously in the village either in another *mahal* or *patti* or in another section of the *khatauni*. To obtain the average size of each holding the total tenant-held area has been divided by the real number of resident holdings; the *pahikash* holdings need not be considered, as such tenants almost invariably hold land in their own village as well. The resultant figure, viz. 4.38 acres, is a small one, and indicates considerable pressure on the land. There are no striking variations in the different parganas. The area cultivated by non-resident tenants is large, and shows that population is badly distributed. In the large villages of the Jamna tract tenants have recently adopted the practice of building huts near their holdings, and round Fatehpur the Murais have built their houses near their fields, but otherwise there is no tendency on the part of tenants to leave the village sites in order to live near their holdings.

CHAPTER II.

FISCAL HISTORY.

Previous
settlements

37. The Fatehpur district dates from 1826, but the tract included in it was made over by the Nawab Wazir of Oudh to the British Government in 1801, and, though it was at first included in the Cawnpore and Allahabad districts, it is easy to ascertain its fiscal history since the introduction of British rule.

38. At the time of the cession the nominal assessment of the tract was Rs. 14,44,484. It has been revised on six occasions since, and the following demands have been fixed, viz:—

			Rs.
1804	..	..	12,59,102
1809	..	..	12,92,354
1812	..	..	13,62,756
1840	..	..	14,51,747
1843	..	..	14,27,758
1877	..	..	13,07,297

The first revision which can be called a regular settlement was that of 1840. This was carried out under Regulation IX of 1833 by Mr. D. T. Timins who began work in September 1838, and completed the whole of his inspection and assessment in the cold weather of 1839-40. The results were so unsatisfactory that in 1843 Mr. John Thornton was ordered to revise the assessment, but he appears to have made no serious attempt to ascertain the assets of the individual villages, merely reducing the revenue where it seemed to have pressed with exceptional severity, and his reductions amounted to only 1·7 per cent., an insignificant amount.

39. In 1870 Mr. A. B. Patterson was appointed Settlement Officer and was given Mr. E. B. Alexander and Mr. A. Macmillan as assistants. He first of all applied for and received permission to make summary reductions amounting to Rs. 13,517 in the revenue of 59 estates, and then proceeded to make a thorough examination into the conditions of the district. A plane table field survey was carried out (with such success that no fresh survey was necessary at the present settlement), correct village records were prepared and Mr. Patterson initiated and carried out a minute system of soil classification and inspection and made an exhaustive examination of the rents paid for the various classes of soil. In the end, though the proportion of the assets taken represented only 49·5 of the accepted assets instead of the 66 per cent. that had been taken previously, Mr. Patterson reduced the demand by only 7·2 per cent. and his assessments were not so successful as might have been expected from the care and labour expended. The principal causes of this are four in number, viz:—

- (1) The high rates taken as standard rates.
- (2) The large area demarcated as irrigable.
- (3) The additions made to the assets on account of anticipated increases in cultivation.
- (4) A disinclination to give full reductions even where those were justified by both the recorded assets and the assets based on valuation by standard rates.

40. (1) The following table shows the incidence of the rents paid by the occupancy tenants divided into classes according to their periods of cultivation, viz:—

			Rs.
(a) Old occupancy unenhanced	..	..	4·53
(b) Old occupancy enhanced	..	..	5·04
(c) 20 years and upwards	..	..	4·55
(d) 12 years and upwards	..	..	5·01

The table shows that the incidence of class (b) is higher not only than that of class (a), but also than that of class (c) and practically equal to that of class (d), a clear indication that the rates adopted were higher than was warranted by the rents paid at the time when they were fixed, while Mr. Patterson's own report shows that they were high in comparison with those adopted in other districts which had recently come under settlement. This is further confirmed by the fact that the incidence of the valuation at Mr. Patterson's standard rates was Rs. 4·89, though comparison in this case is vitiated to some extent by the fact that Mr. Patterson's holdings area included no uncultivated land. Mr. Patterson's assumed rental exceeded the assumed rental of 1840 by as much as 23·2 per cent., although, as he remarked, the increase in cultivation had not been great, there had been no considerable increase in population, and no great increase in irrigation, the rise in rents, though considerable, had not been nearly so great as in the upper *doab*, and the assumed rental of 1840 had been notoriously a high one.

41. (2) According to the figures of last settlement the irrigable area amounted to 47·3 per cent. of the total cultivated area, whereas at the present settlement, as I have shown below, in spite of the introduction of the canal, and a large increase in the number of masonry wells, only 48·4 per cent. of the cultivated area has been recorded as irrigable.

42. (3) Mr. Patterson assessed nominally on the cultivated area only, and although therefore his additions to the assets on account of prospective increases in cultivation meant to a large extent merely the assessment of new and old fallow, which I also have assessed, yet in many cases he went beyond this and anticipated increases in cultivation which were not attained, if at all, till many years after the settlement was carried out.

43. (4) I give as an instance Mr. Patterson's assessment remarks on the village of Rampur Huseina in pargana Kora, viz., "There are many good Kurmi tenants and rents are very high. Revenue rate, Rs. 3-9-1, is very high considering the amount of dry land, that village is on verge of ravine tract. Rents high. Corrected rental Rs. 3,946. Average rates Rs. 3,573. I accept former as a high rental and fix Rs. 2,150." The previous jama was Rs. 2,347. At the present settlement, though canal irrigation has been introduced into the village, the revenue has been reduced to Rs. 2,060. I could give many similar instances, but one will suffice. In many cases also Mr. Patterson declined to reduce the revenue on the ground that the proprietors had bought cheaply since the previous settlement, and this procedure, whether justified or not, resulted naturally in villages being left with assessments which were not warranted by their assets.

44. The assessments of last settlement were therefore often severe and perpetuated many of the old inequalities dating from the times when the assessing officer made little or no enquiry into the assets, but fixed his revenue in accordance with the total cultivated area of the village. They have nearly always pressed most hardly on the poorer villages and tracts. The difficulties of the proprietors were increased further by the small number of enhancements which were made in the settlement courts. The total amount of enhancements decreed was Rs. 7,115-9-2, while the abatements amounted to Rs. 1,105-12-9, a net gain to the proprietors of Rs. 6,009-12-5. The assumed rental on the other hand exceeded the corrected rental by Rs. 2,90,262. It is notorious, especially in this district, that proprietors are very slow to apply to the ordinary revenue courts for enhancements of the occupancy rentals, and it has therefore come about that, in spite of large increases in the small non-occupancy rental and increases in the rental due to the death or disappearance of tenants without leaving heirs to succeed them, in many villages the present corrected rental is less than the assumed rental of last settlement.

Calamities.

45. The following table shows the calamities which have visited the district between the last and present settlements and the remissions in revenue made necessary thereby, viz :—

Year.	Nature of calamity.			Amount remitted.	Amount suspended.
				Rs.	Rs.
1881-2 ..	Drought ..	..	..	Nil.	1,70,759
1882-3 ..	Hail ..	..	..	17,329	12,455
1896-7 ..	Drought ..	..	..	1,65,684	7,91,137
1904-5 ..	Frost ..	..	..	3,47,984	Nil.
1905-6 ..	Drought ..	..	..	1,08,707	7,652
1907-8 ..	Do. ..	..	..	1,17,455	69,843
1913-14 ..	Do. ..	..	..	2,44,195	2,53,114

It is clear that the district has suffered severely, especially in the last ten years. It says much however for the prosperity of the people that they withstood without difficulty the droughts of 1907-8 and 1913-14, and in neither year did relief works attract labourers, nor did I find any distress, except among cattle, even in the Jamna tract, during the course of my inspection in the latter year. The failure of the monsoon was as complete in 1913 as in 1896 and the difference between the total amounts suspended and remitted in 1896-7, and in 1913-14 is proof of the additional security afforded by the canal. The revenue was collected punctually from 1880 to 1894 and from 1901 to the beginning of the present settlement, but there were arrears every year from 1895 to 1900. In recent years all the Collectors of the

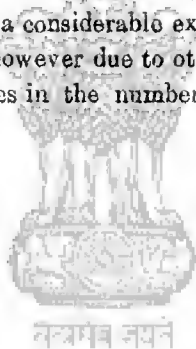
district have stated that the revenue was collected on the whole without difficulty, the only exceptions being the demands payable by large *pattidari* communities. The sub-joined statement shows to what extent coercive processes have been employed in the collection of the revenue during the period between settlements, viz :—

	Writs of demand.	Citation to appear.	Warrants of arrest.		Attachments.		Sales.		Annulment of settlement.	Transfers.	Remarks.
			Number.	Cases in which persons were actually detained.	Of moveable property.	Of immoveable property.	Of moveable property.	Of immoveable property.			
1	2	3	4	5	6	7	8	9	10	11	12
Total ..	44,161	8,618	2,659	487	8,788	500	545	25	10	42	
Yearly average.	1,262	246	76	14	251	14	16	1	..	1	

It does not appear from this statement that the collection of the revenue has been attended with difficulty.

46. The revenue of the area transferred between settlements is equivalent to 51·28 per cent. of the total revenue of the district. The figure, though much lower than in the thirty years previous to last settlement, when it amounted to 72·3 per cent., is large, and is the result to a considerable extent of heavy demands in the past. The majority of the transfers are however due to other causes, such as extravagance, bad management and large increases in the number of proprietors. The following table gives details, viz :—

Transfers.



Particulars.	First 12 years.						Second 12 years.						Third 12 years.						Total.			
	Private sale.			Public sale.			Private sale.			Public sale.			Private sale.			Public sale.			Private sale.		Public sale.	
	Revenue.		Mort- gage.	Revenue.		Mort- gage.	Revenue.		Mort- gage.	Revenue.		Mort- gage.	Revenue.		Mort- gage.	Revenue.		Mort- gage.	Revenue.		Revenue.	
	paying.	free.		paying.	free.		paying.	free.		paying.	free.		paying.	free.		paying.	free.		paying.	free.	paying.	free.
Number of cases ..	3,326	42	31	1,040	31	3,009	3,727	19	1,215	9	3,136	4,665	8	1,384	..	2,997	11,721	69	3,639	40	9,232	
Revenue (rupees) ..	1,43,311	407	85,043	789	..	1,19,990	136	69,439	155	..	1,44,624	52	1,07,140	..	..	4,07,925	635	2,61,621	944	..	..	..
Price (rupees) ..	16,01,324	8,271	6,56,320	10,135	..	23,37,786	1,884	8,66,016	1,056	..	31,89,624	5,492	15,36,176	..	..	71,28,734	15,647	30,58,512	11,191	..	..	..
Years' purchase of revenue.	11.17	16.64	7.72	12.84	..	19.48	13.85	12.47	6.81	..	22.05	10.56	14.34	..	..	17.47	22.84	11.69	11.85	..	..	..

It will be seen that the number of public sales showed a large falling off in the third period. Prices realised also show a steady improvement and compare very favourably with those of the period preceding last settlement, when the average price realised was only 7·2 years' purchase of the revenue.

CHAPTER III.

Comparison of past and present conditions of district.

47. The following are the principal figures of the agricultural statistics, viz.:—

Agricultural
statistics.

	Total area.	Non-culturable.	Culturable.	Cultivated.
	Acres.	Acres.	Acres.	Acres.
Last settlement ..	1,047,093	289,548	166,862	585,141
Present settlement .:	1,049,860	251,673	210,614	554,217

The difference in the total area is due to changes in the courses of the big rivers, while those in the other figures are the result largely of a different system of calculation, which prevents comparison to some extent. According to the figures the cultivated area has increased by 3·6 per cent., but in the year 1319 Fasli, the year in which tahsils Fatehpur, Ghazipur and Khajuhā were attested, the rains began late, with the result that a large area of poor rice land was not sown, and the new fallow area is consequently abnormally large. If we take the figures of a normal year we find that the increase is nearly 5 per cent. and this is due principally to the reclaiming of land previously covered with water, and also to a very satisfactory extension of cultivation in the Jamna tract. The cultivated area fluctuates little except in years of drought. Although the figures given in the rent-rate reports have indicated a great decrease in the grove area, this is due only to my having fixed nine good-sized trees per bigah as a standard for the record of groves, and I found no indications of any tendency to bring grove lands under the plough. In fact grove land is highly valued by its possessors partly for its produce in the way of fruit and grass and partly for its use as security for loans. I found however a general neglect on the part of grove-holders to replace trees which had fallen or had been cut down, and this accounts for the failure of as much of the so-called grove to reach the standard set. The area recorded as old fallow, viz.—117,513 acres, is large, but 29,305 acres of this is included in the holdings area, and is reserved for grazing purposes. The balance of 88,208 acres together with the culturable waste, recorded as 59,158 acres, represents the area now available for extension of cultivation but a large proportion of the old fallow lies in the Jamna tract where land is cultivated and left fallow for alternate periods of years, and as a matter of fact there is little room for any extension of cultivation.

48. The revenue-free area amounts only to 685 acres.

Revenue-free area.
Irrigation.

49. The following table compares the irrigable areas of the past and present settlements viz.:—

	Wells.	Other sources.	Canal.	Total.
Past ..	168,565	85,253	Nil	253,818
Present ..	197,158	86,954	94,287	268,399

At last settlement the irrigable areas were marked out at inspection by the settlement officer, whereas the figures of the present settlement are based on the patwaris' records for four normal years preceding attestation, subject to modifications made at inspection, by the following method. Each soil classifier was supplied with lists of the fields ascertained as above described from the patwaris' records to be irrigable and he was required to mark these in his map, different colours being used for different forms of irrigation. During soil classification he prepared lists of changes which he found to be necessary, and marked in the maps the fields to which the changes related. This enabled me to check the lists, which were subsequently sent to the office, and the irrigation statistics

corrected accordingly. The figures given in the table indicate a total increase of 14,581 acres, or 5·7 per cent. but these figures do not represent fully the improvement in irrigation which has taken place. In the first place the area demarcated as last settlement as irrigable were liberal, and the method of demarcation made it inevitable that many fields were included which were not really within reach of water. In the second place the quality of the irrigation has made a great advance. Except in the neighbourhood of the lakes situated in the centre of the district the irrigation from other sources represents merely rice irrigation, and is of no avail for the rabi, and this has been replaced largely by irrigation from wells and the canal. The area now recorded as irrigable from the canal and wells exceeds the area recorded at last settlement as irrigable from wells by 62,880 acres or 37 per cent. and this means a very large gain to the cultivators and proprietors. The area recorded as irrigable is 48·4 per cent. of the cultivated area, and except for the Jamna tract and the villages in pargana Bindki which are bordered by the Ganges, the district as a whole is now adequately protected against drought.

Cultivation.

50. A much larger area is now sown with wheat than was the case at last settlement, the advance being most marked in the canal-irrigated tract. The area under sugarcane has fallen off, while that under rice is much the same as it was at last settlement. The latter has decreased in the well-irrigated tract but this has been made up for by an increase in the area commanded by the canal. The double-cropped area has increased by 97 per cent. since last settlement largely owing to the canal. On the whole the standard of cultivation has risen a good deal, but there is still much room for improvement. Owing however to the character of the tenants it is not to be expected that the general standard of cultivation will ever be high.

Prices.

51. The average prices of wheat, barley and gram in the 10 years preceding the last and present settlements respectively are as follows viz :—

	Last Settlement.		Present settlement.		Percentage of rise.	
Wheat	..	18·7	..	11·6	..	81
Barley	..	25·9	..	16·5	..	57
Gram	..	24·3	..	16·3	..	49

The rise is very large and would justify a large increase in the rents.

Expansion of rent.

52. That a considerable increase has taken place is shown by the incidence of the rentals per acre as given in the following table, viz:—

	Last settlement.		Present settlement.	
Occupancy	..	4·46	..	4·48
Non-occupancy	..	4·22	..	5·54

The rise in rents is in reality a good deal larger than that shown in the table because, whereas at last settlement the unrented land was included in the rent-free area, it has in the present settlement been included in the holdings area, and also the uncultivated land, which was omitted at last settlement, has now been included. The rise in occupancy rents is not however at all proportionate to the increase in the value of land which has taken place, the reason being that the proprietors have neglected to apply to the courts for enhancement.

General.

53. The foregoing paragraphs will show that the district is considerably better off than it was at last settlement. Although population has decreased in recent years it is still larger than it was at last settlement and the number of tenants is ample, while the increase in cultivation, the extension and improvement in irrigation, and the rise in prices and rents justify an increase in the revenue demand. It is impossible to calculate in detail what increase in assets has resulted from the above-mentioned factors, but it may be mentioned that the increase due to the introduction of the canal is roughly Rs. 28,856, this figure being based merely on a comparison of the areas recorded as irrigable from any source at the past and present settlements. The increase in revenue however, as will be seen hereafter, is not large, owing to the fact that the district was still, as has been explained in chapter II, severely assessed at last settlement in spite of the reduction that was made.

CHAPTER IV.

OPERATIONS OF THE PRESENT SETTLEMENT.

54. As I have said before, the survey of last settlement was accepted as correct, and it only remained to ascertain what alterations had been made since by subdivision of fields or extensions of cultivation. The work of map correction was carried out by the patwaris, after they had received special instruction in survey, and supervised by the supervisor kanungos and munsarims appointed to help the latter. As a rule the patwaris were quite incapable of mapping new cultivation correctly, and this work had to be done entirely by the kanungos and their assistants. The alluvial mahals on the Ganges gave the most trouble in this connexion, the maps being found to be largely incorrect, and the patwaris unable to deal with them. The results were generally satisfactory, and I found few mistakes at inspection. Mistakes, where found, were corrected by soil classifiers, whom I deputed especially for the purpose. In tahsil Fatehpur, owing to the want of sufficient time, I had only such maps re-numbered as I considered, after personal examination, to require it, but I did not find the results satisfactory, and in the other tahsils all maps were re-numbered in which the number of plots exceeded by ten per cent. the number existing at last settlement. Re-numbering, though involving extra work at the time of settlement, means a great saving of work afterwards in the preparation of records, and a clear map is a great help to the patwari.

Map correction.

55. The records were attested by three deputy collectors viz. B. Mohini Mohan Lal, Thakur Pateshwari Prasad Singh and B. Jai Murat Singh. In tahsil Fatehpur, under the orders of the Board, the preparation of the settlement record, its attestation, and soil classification and inspection took place in the same year, that is to say, the settlement record was prepared in August and September, attestation followed immediately, and I inspected in the ensuing cold weather, as soon as the attestation had been carried out. This system involved great pressure on all concerned, and a sacrifice of accuracy to speed, nor do I think that anything was gained on the score of accuracy by the appointment, in accordance with the recommendations of Mr. Hoare, of between thirty and forty munsarims to prepare the settlement khasra on the spot. In the first place great difficulty was experienced in finding suitable men, and in the second the work done by those appointed was not satisfactory. It is not to be expected that men appointed for a few months will refrain taking any opportunity which may come in their way of adding to their emoluments, and the kanungos failed to supervise the work properly. One munsarim, when supposed to be checking khasras, was arrested in Cawnpore on the charge of stealing an umbrella, and in several cases munsarims altered entries, which had come down unaltered from last settlement, on the strength of a statement made by an interested party, without any opportunity being given to the other interested parties to combat it. Lastly, when I visited munsarims at their work, as often as not I found them taking their solitary way through the fields accompanied only by the patwari, and it was evident that the co-operation of the proprietors and tenants, without which the system is useless, had not been attained. There is little likelihood, in this district at any rate, that the proprietors and tenants will turn out and accompany the munsarim for several days; in some cases I had difficulty in securing the attendance of a sufficient number of such persons even for the few hours occupied in inspection. I do not consider that the system of carrying out attestation and inspection in the same year was a success, nor do I think that any advantage is gained by inspecting in the year for which the records have been prepared. On the contrary, where attempts are made to deceive the settlement officer by throwing land out of cultivation, it is desirable that the operations should be spread over two years, as in that case the land has to be left fallow for two years instead of one and a much heavier loss is incurred. In the remaining tahsils the settlement record was prepared and attested for the year previous to that in which inspection was carried out.

Attestation.

56. There is no doubt that revision of records was very necessary in this district and was worth the money spent on it. I consider also that attestation was necessary in order to give the proprietors and tenants an opportunity of becoming acquainted with the entries in which they were interested, and challenging their correctness. That the opportunity was appreciated is proved by the very large number of applications filed for corrections of the record, though undoubtedly many persons took advantage of it in order to bring forward untenable claims. Unless the maintenance of the annual records by the patwari can be brought to a much higher pitch of accuracy than has been the case hitherto in Fatehpur, it is clear that periodical revisions of records will be necessary.

57. The different tahsils were inspected in the following years, viz:—

Fatehpur	..	..	..	..	1911-12
Khajjuha	}	..	..	..	1912-13
Ghazipur		..	..	..	1913-14
Khaga	..	..	..	..	1914-15

Tahsil Ghazipur was inspected and assessed by Mr. Bomford, C. S., who acted as assistant settlement officer from 10th October 1912 to August 15th 1913. Soil classification was carried out in the ordinary way by classifiers specially appointed for this purpose. Five men, who had worked in the same capacity under Mr. Raw in Dho!pur and Karauli, and a patwari from Moradabad who had worked under Mr. Gaskell, were my mainstays in this connexion, and all did excellent work. For the rest I relied almost entirely on selected patwaris of the district. These were deputed to work under the experienced classifiers until they had learnt their duties, and many of them subsequently worked very satisfactorily, those of them who failed to show aptitude for the work being sent back and replaced by others. I generally had twelve classifiers at work, and these enabled me to inspect on an average nine patwaris' circles per week. After demarcating the soils the classifiers were required to prepare statements showing the area included in each class of soil, and this enabled me to gauge the effect on the rental of the soil classification combined with the rates which I was in course of fixing as standard rates. They also wrote the recorded rents on the plots held by non-occupancy tenants so that I might compare the rents paid for the various classes of soil. At the same time, as I have mentioned before, the lists of the irrigable areas were amended where necessary.

58. At last settlement natural soils were used as the basis of soil classification, but after trial I found that this system conveyed little to the cultivators' mind, and I abandoned it in favour of classification by means of *gauhan*, *manjha*, *uparhar* (called *har* for short) and *chanchar* (poor rice land) all of which terms are used commonly in this district. In order moreover to have an easy way of ascertaining what the cultivators considered to be the proportionate values of the different classes, I used Mr. Hoare's method of giving to each class its appropriate value in annas, making *manjha* I wet=annas 12, the fixed standard, and valuing the other classes in accordance with their superiority or inferiority to this. The cultivators took readily to this system, and I had little difficulty in fixing the relative values of the main classes, as in many of the villages first inspected I was told that *gauhan* was worth Rs. 4 per per bigah, *manjha* I wet Rs. 3, *manjha* I dry Rs. 2, and unirrigated land in the *uparhar* Rs. 1, the relative values thus obtained being annas 16 for *gauhan*, annas 12 for *manjha* I wet, annas 8 for *manjha* I dry, and annas 4 for *har* I dry, respectively. This method in addition provides a simple method of comparing the rentals of composite holdings or collections of holdings with one another or with the rentals at standard rates, as explained in my rent-rate report on pargana Fatehpur, and I have used it invariably in my assessment statements for showing how the rates paid by the different classes of tenants compare with one another and with standard rates. I had three classes of *gauhan*, *gauhan* III being unirrigated *gauhan*, two classes of *manjha*, and two of *har*, the last four classes being also sub-divided into 'wet' and 'dry' a distinction which was used at last settlement and is very necessary still, being recognised universally by the people themselves. An insignificant area however

was recorded in *har* as 'wet.' I had also three classes of *chanchar*, which was not divided into 'wet' and 'dry' as it is all tank irrigated, where it is irrigated at all, and the patwari's entries did not record such irrigation at all satisfactorily; due regard was paid to facilities of irrigation therefore in classification. A careful classification of the soil was very necessary in view of the large number of rental enhancements required, and the system adopted has worked very well in practice, as I found in the course of enhancement work that my estimates agreed very closely with the opinions of the persons concerned. In many enhancement suits proprietors have withdrawn a number of claims, and in the vast majority of cases the holdings in regard to which the claims were withdrawn were those which were not liable to enhancement in accordance with my rates and in many were almost the only holdings that were not so liable. The following table shows the result of the soil classification of the whole district, viz:—

Soils.					Area.	Percentage to total.
					Aores	
Gauhan	..	..	A I II III	..	8,770	·60
					24,061	3·86
					8,783	1·41
					2,221	·35
Manjha I	..	..	{ wet dry	..	186,170	29·83
					102,119	16·36
Manjha II	..	..	{ wet dry	..	47,480	7·61
					107,821	17·28
Har I	..	..	{ wet dry	..	6,646	1·06
					60,675	9·73
Har II	..	..	{ wet dry	..	538	·09
					12,549	2·01
Chanchar	..	..	{ I II III	..	17,261	2·77
					21,847	3·50
					3,422	·55
Tarai gauhan	..	..	..	..	65	·01
Tarai	..	..	{ I II III IV	..	8,434	1·35
					5,561	·89
					3,629	·58
					1,010	·16
Total					624,062	100·00

It should be mentioned that the soil classifiers were required to classify each village on its own merits, and not consider how it compared with other villages. This made the work much simpler both for them and for the inspecting officer. The circles formed are all topographical except in pargana Fatehpur, where I made a small circle out of the best villages. I came to the conclusion however that such circles were not sound.

59. After inspection and examination of the rents paid by the tenants arranged in classes according to their length of tenure I fixed rates suitable for application to each village. When I had formed a circle I took the average of these and so formed circle rates. In fixing the village rates regard was paid to the soil, irrigation

facilities and character of the tenants, and also to the standard of rents prevailing in the village. In fact one of the most important points to decide was what enhancement of the occupancy rents should be given, and great care had to be exercised in order to avoid excessive enhancements of the old rents.

Unrented land

60. A very large area of land included in the tenants' holdings has been recorded hitherto as unrented and included in the rent-free area, though legally liable to the payment of rent. A large proportion of this was cultivated and was the result of encroachments by tenants, and the rest consisted of grass, grazing-land, rice seed-beds, &c. All this was included in the holdings at the present settlement in accordance with the orders of the Board.

Treatment of , uncultivated land.

61. One of the problems of assessment was the treatment of uncultivated land included in tenants' holdings or the assumption area. This consisted of new fallow, old fallow, land recorded as grazing land, groves, tanks, rice seed-beds and unculturable land. New fallow was all assessed, as it was only temporarily out of cultivation and there was no doubt that it was covered by the rent of the holdings in which it was included. Old fallow in tenants' holdings has been assessed at half rates, except where, as often happens in the Jamna tract, the area is very large, and portions have been excluded altogether from assessment. The greater part of the old fallow included in tenants' holdings is land reserved for grazing and is an essential part of the holding, but there is no reason why it should not be assessed to rent and as a matter of fact it is generally rented. After enquiries made in the course of inspection I came to the conclusion that the wishes of both proprietors and tenants would be met if this land were assessed at half rates, and after obtaining the sanction of the Board I adopted this course. As such land is all classed as 'dry' and it is mostly included in the inferior soil classes the rates so fixed are very moderate, and impose no undue burden on the tenants. All old fallow included in the assumption area was excluded from assessment as also were all unrented groves and tanks, and all land recorded as grazing land, rice seed-beds and unculturable land, whether included in tenants' holdings or in the assumption area.

62. The sub-joined statement gives details of the area assessed, viz :—

			Acres.
1. Cultivated area of last settlement	..	..	535,141
2. Assessed area of last settlement	..	..	535,141
3. Average cultivated area of 12 years preceding attestation.	..	..	553,416
4. Actual cultivated area of attestation	..	..	554,217
5. The holdings and assumption area of attestation.	..	..	624,062
6. Area assessed	..	..	* 604,265 +160
7. Cultivated of area of revenue-free plots..	..	..	546

The area excluded from assessment consists of the following details, viz :—

					Acres.
New fallow	..	..	..	..	5
Old fallow	..	..	..	..	7,916
Groves	..	..	..	..	3,708
Grazing land	..	..	..	..	1,027
Rice seed-beds	..	..	..	..	350
Unculturable	..	..	..	..	6,774
Total					19,780

* Excludes 20 acres for excess cultivation.

63. The following land, which was uncultivated in the year of attestation, was assessed, viz :—

Area assessed.

	Acres.
New fallow	27,963
Old fallow (assessed at half rates)	21,389
Rented groves and tanks	976
Total	50,328

64. The following statement shows the treatment of the occupancy rental in assessment, viz :—

Treatment of occupancy rental

	Rs.
Recorded rental	18,53,101
Valuation at circle rates	20,56,551
Accepted rental	20,45,977

It will be seen that in assessing I calculated on an increase of Rs. 1,92,276 or a little over ten per cent., in the occupancy rental as the result of enhancement suits. Considering the long periods which have elapsed since the fixing of most of the rents, and the rise in the value of land that has taken place, I consider that this is very moderate, but, as the severity of previous assessments has in some cases had the result of forcing up rents, and the effect of large enhancements on the old occupancy tenants had to be considered, I do not think that it would have been safe to attempt a higher standard. The following table compares the incidences per acre of the rentals of the various classes of occupancy tenants with the incidence of the accepted rental on the whole occupancy area, viz :—

	Rs.
Old occupancy unenhanced	4.53
Old occupancy enhanced	5.04
Over twenty years	4.55
Over twelve years	5.01
Accepted rental	4.94

It would appear from this that in fixing circle rates I have gone much higher than the rents of the tenants of over twenty years' standing, the standard generally accepted as safe, but inferences drawn from incidences are misleading, even when the areas on which they are based are large, because they do not take into account the quality of the land held respectively by the different classes. To prove this I give a statement below which compares the recorded rents of each class of occupancy tenant with the valuation of their holdings at the sanctioned rates, viz :—

Class.	Area.	Rent.	Valuation.	Percentage of difference.
	Acres	Rs.	Rs.	
Old occupancy unenhanced	167,353	7,58,508	8,83,975	+16.54
Old occupancy enhanced	64,793	3,26,694	3,64,350	+11.53
Over 20 years	110,357	5,02,326	5,17,256	+2.97
Over 12 years	46,244	2,31,696	2,14,999	-7.21

This shows that rents have in reality risen normally, and that the sanctioned rates are only 2.97 per cent. above the rates paid by tenants of 20 years' standing. The following three reasons are, I think, an ample justification for taking rates somewhat above the usual standard. In the first place the recorded occupancy rents were all fixed prior to the introduction of the canal, and could not be accepted as applicable to present conditions in the canal irrigated tract. Secondly, as the period of the expiring settlement had been extended for ten years the rents of the tenants of over 20 years' standing are largely of older date than would be the case in districts where no such extension has been granted. Thirdly in a large number of villages rents have not risen normally for special reasons, this being particularly noticeable in the case of over fifty villages owned by the Muhammadans of Qasimpur at last settlement, while the number of villages in which rents have risen abnormally is very small. That my rates are lenient as compared with that of last settlement

is shown by the fact that the incidences of the assumed rental on the occupancy holding area was Rs. 4.89 then, and is only Rs. 4.94 now though allowance must be made for the fact that the figures of last settlement did not include the uncultivated area in holdings.

Treatment of
non-occupancy
rental.

65. Below I give a table which shows the treatment of the non-occupancy rental viz :—

				Rent. Rs.	Incidence. Rs.
Recorded	..	..	..	5,81,609	5.54
Valuation	..	..	..	4,64,698	4.57
Accepted	..	..	..	5,55,760	5.46

As a general principle I declined to accept as safe a recorded non-occupancy rental which exceeded by more than 25 per cent. the valuation at the rates considered to be fair for the village. Deductions were made also where collections appeared to be short or the assessment was based on a very large enhancement of the occupancy rental. It will be seen that the incidence of the valuation is 16.3 per cent. lower than that of the accepted rental and 17.9 per cent. lower than that of the recorded rental. This indicates clearly the favour which is being shown to tenants who have acquired occupancy rights. A comparison of the incidences of their respective valuations on the areas held by occupancy and non-occupancy tenants shows that the land held by the latter is inferior in quality to that held by the former, and this makes more remarkable the differences between the rents paid by the two classes.

Treatment of
assumption area.

66. The grain-rented area is insignificant and called for no special treatment; it was almost invariably assessed at the rates applied to the village. This was also the case with the land recorded as *sir* or *khudkasht* except that circle rates were often applied where the application to the occupancy holdings of rates lower than these had been made necessary by a low prevailing standard of occupancy rents due not to natural causes but merely to neglect or to favour shown by the proprietors to their tenants. An allowance of 25 per cent. was given usually to proprietors in the case of *sir* not sublet and *khudkasht* of over twelve years' standing. The rent-free area was also valued at the rates applied to the village, land held rent-free for service being valued at half rates.

Siwai.

67. The *siwai* income assessed consists almost entirely of profits from *mahua* and thatching grass. The latter is found only in the Ganges *khadir* and the villages adjoining that river. The income hitherto recorded under this head consisted largely of weighing dues. These originated in the custom of appointing a *baniya* to weigh the tenants' grain after harvest, but the person so appointed not only weighs the grain, but he also buys it, it being made compulsory for the tenants to sell all their grain to the weighman appointed for the village. The appointments are made by the proprietors, who obtain considerable sums in payment for the privileges conferred. This custom may have been a convenience to the tenants when communications were difficult and facilities for exportation inadequate, but the monopoly so created is a most undesirable curtailment of the freedom of the tenants to sell their grain when and where they please, and is now much resented by them. In numerous cases they have obtained the abolition of the weighmen by agreeing to pay the proprietors additional rent, the usual addition being one anna in the rupee. Both the additional rent and the sums paid by the weighmen have been hitherto recorded as "weighing dues" under the head of *siwai*. The practice of appointing weighmen is not universal in the district, but is confined almost entirely to parganas Fatehpur, Haswa, Aya Sah, Kotila and Hathgaon, nor is it found by any means in all the villages of these parganas. As it is not at all desirable that countenance should be given to the creation of monopolies of this kind, and the income derived from weighmen is not assessable under the rules, it has not been recorded in the papers of the present settlement, the Board's sanction having been obtained to its omission; and, where additions have been made to the rent in compensation for the abolition of the weighmen, such additions have been treated as part of the rent. The proprietors are naturally annoyed by the prospect of losing an income which is not assessed to

revenue, and are likely to make attempts to preserve the system, but I do not think that they should be allowed either to compel their tenants to sell their grain to particular banyas, or to collect any additional rental based on the abolition of the village weighman.

68. Virtually the only improvements made by proprietors consist of the construction of masonry wells. Deductions amounting to ten per cent. of their cost have been made from the assets on account of improvements.

Improvements.

CHAPTER V.

ENHANCEMENT, ABATEMENT AND DETERMINATION OF RENT.

69. As my assessments were based on a large increase in the occupancy rent-roll, I thought it my duty to give proprietors ample opportunity for filing enhancement suits. To begin with notices were issued as prescribed in rule 4 of the Board's circular 1—I, but this had little result, the proprietors being convinced in spite of all assurances to the contrary that applications for enhancement would lead to larger increases in their revenue. I therefore in addition allowed such applications to be filed within one month's time after the declaration of the revenue, and also even after that time almost up to the date of my leaving the district accepted further applications in cases of mahals the recorded rents of which had been rejected as inadequate. The same opportunities were given for filing applications for abatement and determination of rent. I should like to point out that if the settlement officer, as is usually the case, is allowed to retain his appointment for only three years it is impossible in the conditions prevailing in Fatehpur for him to deal with the bulk of the enhancement work himself, as the revenue of a large portion of the district cannot be declared before his departure. The difficulty can be surmounted to some extent by allowing applications to be accepted after his departure and dealt with by an assistant record officer whom he has trained in the work, but this is not entirely satisfactory, as the assistant record officer has not the same knowledge as the settlement officer of the conditions of the villages. In Fatehpur at least three-fourths of the applications were filed after the declaration of the revenue, but, as I was allowed to retain my appointment for an additional five months, I was able to dispose of nearly all of them myself, about two hundred only being left for disposal by the assistant record officer.

70. The number of holdings dealt with up to the time of my departure was as follows, viz :—

Enhancement	..	..	..	47,526
Abatement	..	..	..	143
Determination	..	..	..	1,477
Total	..	..	..	49,146

Rs. 1,33,593 was decreed in enhancement cases, Rs. 1,038 in abatement cases, and Rs. 4,795 in cases of determination of rent. The resultant net increase in the occupancy rent-roll amounted therefore to Rs. 1,37,350. The estimated addition to the occupancy rents on which the amounts are based is Rs. 1,92,276, but it must be borne in mind that many proprietors prefer to enhance their rents by agreement with their tenants, and that in many villages lower proportions of the assets were taken as revenue on the ground that the full rented enhancements could not be given at once, and the full enhancement were therefore not given. It may be mentioned that in pargana Dhata, where the Senior Member was apprehensive that the proprietors would not enhance the rents, the occupancy rent-roll was increased by Rs. 5,160 as against the Rs. 8,271 estimated in assessment, while in this pargana more than in any other lower proportions of the assets were taken on the ground that the full enhancements could not be given at once. It will be noticed that the increase in the occupancy rent-roll exceeds by Rs. 2,413 the increase in the revenue of the district, so that the proprietors have no reason to complain of the result of the settlement, I think that there is no reason to be dissatisfied with the way in which they have availed themselves of the opportunities given them for enhancing their rents.

CHAPTER VI.

FINANCIAL RESULTS.

Previous revenue.

71. The total revenue fixed by Mr. Patterson was Rs. 13,07,297 This has been modified since as follows, viz :—

Additions.		Deductions.	
Cause.	Amount.	Cause.	Amount.
	Rs. a. p.		Rs. a. p.
Alluvion	14,485 11 8	Diluvion	14,873 9 0
Lapse or resumption of revenue-free plots.	141 0 0	Plantation of grove ..	138 0 0
Assessment of waste ..	2 0 0	Appropriation of land for public purposes.	6,746 13 8
Assessment of groves ..	6,057 0 10	Growth of kans	455 0 0
Relinquishment of land acquired by Government.	50 0 0	Revision of assessment ..	151 6 0
Progressive assessment ..	40 0 0		
Total ..	20,775 12 6	Total ..	22,364 12 8

At the present settlement therefore the revenue stood at Rs. 13,05,709.

Gross assets.

72. The gross assets, as calculated at the present settlement, amount to Rs. 30,57,767. This includes Rs. 12,940 *siwai* income.

Deductions.

73. The following amounts have been deducted, viz :—

	Rs.
Allowances for sir and khudkasht	37,509
Allowances for improvements	16,198
Total ..	53,707

Net assets.

74. The net assets accordingly are Rs. 30,04,060.

Revenue fixed.

75. The revenue fixed amounts to Rs. 14,40,646 or 47·95 per cent. of the net assets. This represents an increase of Rs. 1,34,937, or 10·3 per cent., in comparison with the previous revenue. It is less by Rs. 3,838 than the revenue which the Oudh Government was exacting at the time of the cession of the district, and by Rs. 11,101 than that fixed in 1840.

Period of new settlement.

76. The following table shows the periods during which the new jamas will be in force, viz :—

Tahsil.	Pargana.	Date of commencement.	Date of expiry.
Fatehpur	Fatehpur	October 1st, 1915	September 30th, 1945.
	Haswa	Ditto	Ditto.
Khajurha	Kntia Gunir	Ditto	Ditto
	Bindki	Ditto	Ditto.
	Tappa Jar	Ditto	Ditto.
	Kora	October 1st, 1916	September 30th, 1946.
Ghazipur	Ayah Sah	Ditto	Ditto.
	Muttaur	Ditto	Ditto.
	Ghazipur	Ditto	Ditto.
Khaga ..	Kotila	October 1st, 1917	September 30th, 1947.
	Hathgaon	Ditto	Ditto.
	Ekdala	Ditto	Ditto.
	Dhata	Ditto	Ditto.

This table does not apply to the alluvial mahals, for which a separate roster has been prepared.

Short-term settlements.

77. In only one village, viz, Gauri in pargana Tappa Jar, has an agreement been taken for a period less than the full term. In that village agreements for five years only have been taken in all mahals, and these will expire on June 30th, 1920.

78. Owing however to progressive enhancements the full revenue will not be reached till 1927. The progressive amounts are as follows, viz :—

						Rs.
Initial	..	..	..	..	..	14,33,276
Intermediate	..	..	..	..	..	14,39,046
Final	..	..	..	..	..	14,40,646

79. The sub-joined statement shows the result of the assessments in each pargana. It will be seen that they vary widely, and far wider variations than these would appear from an examination of the results in the different villages.

Pargana.					Percentage of increase or decrease in revenue.	Incidence per acre on cultivated areas.	
						Old settlement.	New settlement.
						Rs.	Rs.
Fatehpur	..	..	..	..	+7.50	2.59	2.93
Haswa	..	..	..	..	+8.85	2.56	2.77
Aya Suh	..	..	..	..	+5.72	2.55	2.62
Muttaur	..	..	..	..	+5.27	2.00	1.97
Ghazipur	..	..	..	..	+11.16	2.05	2.10
Kutia Gunir	..	..	..	..	+5.55	2.87	2.96
Bindki	..	..	..	..	-1.32	2.90	2.90
Tappa Jar	..	..	..	..	+5.36	2.61	2.66
Kora	..	..	..	..	+8.27	2.81	2.59
Kotila	..	..	..	..	+24.51	2.51	2.72
Hathgaon	..	..	..	..	+23.41	2.60	2.77
Ekdaia	..	..	..	..	+12.55	2.28	2.33
Dhata	..	..	..	..	+19.03	2.36	2.64

The largest increases, it will be seen, have taken place in pargana Hathgaon, Kotila and Dhata. In the two former parganas there have been increases of 14.72 and 12.9 per cent. respectively in the cultivated area, and pargana Dhata, which is an excellent pargana, cultivated largely by Kurmis, has benefited more than any other pargana by the introduction of canal water. For the whole district the incidence per acre of the new demand on the cultivated area works out at Rs. 2.60 as compared with Rs. 2.46 at last settlement.

80. The cost of the settlement operations is given in Appendix I. It covers the period from the beginning of the settlement to the end of February 1915. The expenditure incurred in the month of February is only estimated as the actual figures were not available at the time of writing this report. If we add the sum of Rs. 2,000, the estimated expenditure of March and April, 1915, the total cost amounts to Rs. 3,04,457. I calculate on the other hand that the additional income accruing to the Government from the sale of stamps, &c., during the settlement operations amounts to about a lakh of rupees. Even if there had been no increase in the revenue I consider that the money would have been well expended, as the records were badly in want of overhauling, and the revenue was unequally distributed.

81. It may excite surprise that an increase of over 10 per cent. has been made in the revenue of a district like Fatehpur, which has always had the reputation of being over-assessed. In the Board's letter no. 208/I-382B., dated the 22nd March 1909, to the Chief Secretary to Government, United Provinces, Revenue department, in which a new settlement of the district was recommended, the Board said that it was unlikely that any substantial reduction would be required, and evidently contemplated no substantial increase. The forecast however was based entirely on the recorded rents and did not take into account enhancements. I think that I have given sufficient

reasons for holding that the recorded occupancy rents ought to be enhanced by at least as much as 10 per cent. It may be urged that my reasoning is based on the supposition that the rents existing at last settlement were fair and had not been forced up unduly by the pressure of previous assessments. From what I have seen I am of opinion that there is no reason to suppose that they were unduly forced up. The whole fiscal history of the district shows that the proprietors have been accustomed to receive small shares of the profits and have never made any serious attempt to work up their rents to the standard set by the revenue. That they have done so in large measure at the present settlement is a good omen for its stability. The recent rise in rents, as examination of the rent-rolls of the different villages proves, is due to economic factors and not to severe assessment. When the quality of the land held by the two classes of tenants is taken into consideration, the rents fixed by me for occupancy tenants are over 20 per cent. lower than the non-occupancy rents and over 30 per cent. lower than the sub-tenants' rents, and it is unnecessary and inexpedient to allow a larger margin than this. Finally, when the increase in the price of grain has raised the value of land so greatly, it would be unreasonable to allow tenants to hold their land on rents which were fixed half a century ago, and were not, as I have said, fixed at an unduly high pitch. It may be mentioned that Mr. Patterson made a careful calculation of the total value of the average annual produce of the district, and estimated it to be 130 lakhs, remarking that the revenue demand fixed by him was exactly one-tenth of this. Considering that since last settlement prices have risen 50 per cent. the cultivated area has increased by 5 per cent. and irrigation facilities have improved considerably, I think that we may reckon safely that the value of the produce has risen by 60 per cent. On this basis it would now amount to 208 lakhs, of which the present demand is only one-fourteenth. As agricultural wages are almost invariably paid in grain, it is impossible to hold that the cost of production has risen at all proportionately, and this illustration serves to show how the pressure of successive revenue demands tends to become less and less in spite of periodical revisions, and how far it lags behind the increase which has taken place in the value of the land. I do not think that the tenants can complain justly of the increased demand that is being made on them, and the proprietors will have the satisfaction of knowing that for the first time in the history of the district they as a whole are allowed to retain a full half of the profits.

CHAPTER VII.

MISCELLANEOUS.

82. Appendices II and III give details respectively of the original case work and appellate work of the settlement. The 1,746 cases shown as pending in my court on January 31st were virtually all cases of enhancement or abatement of rent and have all been disposed of since. About 200 cases of the same kind were pending in the court of Babu Mohini Mohan Lal at the time of my departure. They were all filed in February and I had no time to dispose of them myself. Otherwise all the enhancement, assessment and abatement cases were dealt with by me except in tahsil Ghazipur where they were entrusted to Babu Mohini Mohan Lal.

83. I regret that I am unable to comment favourably on the district land records staff. The sadr kanungo, who had been given an extension in order that his knowledge and experience might be a help to the settlement officer, was past his work, and his incapacity must have had a bad effect on his subordinates. Fortunately he was replaced after a year by a better man. The supervisor kanungos did not appear to me to be of average ability speaking generally, or to devote to their labours the zeal which is required at settlement. M. Nur-ullah however worked well after pressure had been brought to bear on him. M. Khabir-ud-din did well on the whole and Pandit Birj Mohan was a promising beginner. The patwaris were a continual source of trouble. Even after that the worst examples of debility and inefficiency had been weeded out there remained many who were incapable of doing

their work without assistance, and the large majority seized every available opportunity of shirking. They had the strongest objection to remaining at the office, went home as often as they could, with or without leave, and stayed there sometimes for as much as two months, even disappearing to Cawnpore or Allahabad. Applications for leave came in incessantly. Malaria and abdominal pains were of course rife among them. In the marriage season so many obtained leave on account of prospective weddings that I had to ask the tahsildars to report whether the alleged weddings really took place, and in several cases it was found that they had not, owing to the fact that no arrangements had been made for a bride. When the monsoon was approaching it was apparently necessary that every patwari should go and repair his house, and those who were allowed to go were nearly always unfortunate enough to fall from ladders, sustaining injuries which laid them up for weeks. It was in fact a hopeless task to try to keep the patwaris in the office continuously for any length of time. There is no doubt that they loathe their enforced attendance at head quarters, combined as it is with an unaccustomed pressure of work, and they also resent the increased expenditure which it entails on them. For this reason I welcome the more liberal scale of rewards which has lately been sanctioned for patwaris engaged in settlement work. Whether it will increase their zeal remains to be seen, but at any rate, it will do away with their grievance, and alleviate the discomfort of the settlement officer in inflicting large fines on persons whose pay is apparently inadequate to bear them. That the patwaris are well off however financially is proved by their disregard for fines, however heavy, and there is little doubt that they make large pecuniary gains in particular out of settlement proceedings. I have reason to believe that it is no uncommon practice for them to exact a rupee from each tenant in whose name an attestation slip is made out. In conclusion I must call attention to the difficulty which can be experienced by settlement officers through their inability to dismiss patwaris. The only punishment which a patwari dislikes is dismissal, and he will move heaven and earth to avert this. With a sympathetic Collector the present arrangement is unattended with difficulty, but without this condition the patwari has no fear of the settlement officer.

84. It only remains to me to express my acknowledgements to the officers who have worked under me. I have already referred to the excellent work done by Mr. Bomford. His energy was untiring and his work careful and judicious. He took up the settlement of Datia on his departure from Fatehpur. Of the three Assistant Record Officers the bulk of the work fell on B. Mohini Mohan Lal who came at the beginning and remained to the end. He took a keen interest in the work, and has compiled some useful notes on the revision of records which have been forwarded to the office of the Director of Land Records. I have a high opinion of his industry and intelligence though I have sometimes wished that he was not so diffuse with his pen, and I am glad that the Board has rewarded him for his labour in this settlement by placing his name on the list of approved candidates for the post of Special Manager in the Court of Wards. Thakur Pateshwari Prasad Singh and B. Jai Murat Singh also gave me valuable assistance, but the latter's work was not so thorough as it should have been.

Acknowledgements.

85. B. Ujiare Lal, my head clerk, was entirely satisfactory. From beginning to end he devoted himself to his work with the utmost assiduity and took no leave though I urged him to do so. His experience was most useful to me, and he seemed to have the knack of getting good work out of his subordinates. I never had any trouble with the English office. He left me to take up the post of head clerk in the Gorakhpur settlement.

86. B. Kesho Suran, who was posted here originally as Field Checking Officer, was appointed by me to be Sadr Munsarim, after that I had removed in succession two occupants of that post. It is very largely due to him that the records have been prepared with fair punctuality, and I have no doubt that the result would have been

even better if he had been in charge from the start. He has spared no pains to make the new records correct. His appointment as naib tahsildar was gazetted in 1913, and I hope that before long he will obtain a tahsildarship, a post for which I consider him to be fully qualified.

87. My reader, B. Nathe Lal, did well, and has gone to Gorakhpur in the same capacity. I must also testify to the good work done by M. Mahadewa Prasad Jauhari, second clerk, B. Munna Lal and B. Mahadeo Prasad among the Office Munsarims, and M. Abdul Hamid Khan and M. Abdur Nabi among the soil classifiers and I thank the whole staff for the way in which they have worked, nearly always at considerable pressure, and I hope that they will succeed with as little delay as possible in obtaining posts in other settlements.

88. I desire also to express my gratitude to Rai Bahadur L. Ishwar Sahai for his assistance. I consulted him on many points connected with the settlement, and he was always ready to give me information and advice which his practical experience of landowning made most valuable.

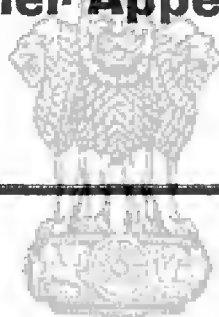
C. L. ALEXANDER, C.S.,

Settlement Officer.

March 1, 1915.



Aggregate Assessment Statements and other Appendices.



सत्यमेव जयते

APPENDIX I.

I.—Comparative area statement.

Period.	Not cultivable.				Culturable.				Cultivated.							Total culturable and Incidence of revenue per acre of cultiva- tion.	Incidence of revenue per acre in column 20.				
	Total area.	Revenue-free.	Grove.			Waste.	Fallow.		Total.	Irrigated.											
			Village site.	Covered water.	Other barren.		Total.	Canals.		Wells.	Other sour- ces.	Total.	Dry.	Total.							
								Flow.							Lift.						
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Former settle- ment.	Acres. 1,047,093	751	15,731	81,923	189,894	289,548	54,791	1	138,957	27,904	166	..	..	168,565	85,253	253,818	281,323	535,141	702,093	2.44	1.86
Present ditto (year of veri- fication)	1,049,360	*10,271	15,550	82,000	154,123	251,773	22,585	59,158	117,513	33,943	210,614	37,032	7,958	75,528	35,530	156,048	398,169	554,217	764,831	2.60	1.88
Increase ..	2,267	9,520	..	..	..	..	..	59,157	..	6,039	43,732	37,032	7,958	..	..	..	116,845	19,076	62,828	..	..
Decrease ..	..	..	181	1,923	35,771	37,875	32,203	..	21,444	..	..	..	..	93,037	49,723	97,770	..	..	..	..	..

Note. — Land prepared for sugarcane is included under "cultivated."

*Revenue-free ..	685	{ Cultivated ..	545	Irrigable area according to Ford abpashi	{ By canals .. " wells .. " other sources ..	94,987
		Uncultivated ..	139			1,37,158
						86,954
Government property ..	9,586	{ Cultivated ..	64			
		Uncultivated ..	9,522			
				Total		3,68,399

NOTE.— Land prepared for sugarcane is included under "cultivated."

APPENDIX II.

III.—Rent rolls and collections.

Years.	Tenant's land held in—					Total demand (columns 3, 5 and 6).	Collections including arrears.	Sir.		Khudkasht.		Rent-free area.	Total.		Shikmi.	
	Cash.		Kind.		Area.			Rent demand.	Area.	Rent demand.	Area.		Rent.	Area.	Rent demand.	
	Area.	Rent demand.	Area.	Rent demand.												
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	Acres.	Rs.	Acres.	Rs.	Rs.	Rs.	Rs.	Acres.	Rs.	Acres.	Rs.	Rs.	Acres.	Rs.	Acres.	Rs.
Former settlement (P.)..	448,180	19,74,358	1,656	16	30,012	20,04,386	..	70,605	1,04,503	73	205	20,088	540,602	21,11,805	25,815	1,23,707
1807-08 P.	3,162	21,54,225	2	1,845	68,907	23,24,477	21,79,813	539		1		1,757	5,461			
1808-09 P.	..	21,76,563	..	1,226	64,418	22,42,207	21,21,664									
1809-10 P.	..	22,06,645	..	2,501	64,995	22,74,141	21,21,810									
1810-11 P.	..	22,29,042	..	2,044	67,949	23,99,035	21,44,343									
1811-12 P.	..	22,43,571	..	2,303	68,774	23,20,648	20,68,441									
1812-13 P.	..	22,73,992	..	2,014	70,393	23,52,999	16,52,887									
1813-14 P.	..	23,05,370	..	2,816	69,692	23,77,778	20,04,658									
1814-15 P.	..	23,16,824	..	2,805	72,026	23,91,655	20,71,484									
1815-16 P.	..	23,37,692	..	4,819	72,573	24,15,084	19,65,618									
1816-17 P.	..	23,53,815	..	5,908	71,152	24,30,875	23,92,237									
1817-18 P.	..	23,71,077	..	6,372	74,632	24,52,081	22,41,108									
1818-19 P.	..	23,85,478	..	6,384	70,355	24,62,217	20,84,089									
Total of 12 years	..	2,73,66,194	..	40,537	8,36,466	2,82,43,197	2,50,43,167									
Average	..	490,782	723	3,376	69,708	23,53,599	20,87,359	44,885	51,232	40,884	75,075	51,134	6,28,403	24,79,906	1,38,620	9,48,728
Year of verification	..	518,980	24,34,725	1,597	..	24,69,398	..	51,338	64,395	20,938	34,765	31,213	6,24,066	25,69,320	1,16,129	7,65,487
		52,176	172					6,106		1,767		9,628	69,849		2	

NOTE.—(1) The collections in column 8 include collections of arrears as well as of the current demand, on account of tenants' cash-paying and grain-rented lands.
 (2) For year of verification all lands belonging to revenue-free holdings included in the mahal are excluded. The figures for previous years include revenue-free holdings.
 *Includes Rs. 689 rented, Rs. 2,711 favoured.

† " Rs. 272 : " Rs. 731 "

APPENDIX III.

II.—Comparative statement of jamas.				IV.—Area table and verified rent-roll.										V—Census and Agricultural statistics.					
Number.	Period.	Revenue.	Owners' rate.	Last settlement.		Description.	Number of khatas.	Cash-paying.		Grain-rented.		Under-tenants.		Masonry walls { Old .. 8,744 New .. 5,309	Depth to water .. various.	Ploughs .. 77,668	Plough-cattle .. 161,449	Agricultural population { 1881 .. 689,653 1911 .. 636,839	Number of inhabited sites 9,116
				Area.	Rent.			Area.	Rent.	Area.	Rent.	Area.	Rent.						
1	2	3	4	1	2	3	4	5	6	7	8	9	10						
		Ra.		Acres.	Rs.			Acres.	Rs.	Acres.	Rs.	Acres.	Rs.						
1	..	13,07,240 0 0	..	70,605 539	1,04,508	Sir ..	10,063	51,338 6,106	64,395	..	..	18,968 2	1,43,576	..	..	..	..	..	..
2	..	13,65,794 12 0	..	73 1	205	Khudkasht ..	9,050	20,938 1,767	34,768	..	..	1	1	..	..	..	..	..	..
3	..	14,46,272 12 0	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
4	..	14,27,612 11 1	..	70,678 540	1,04,708	Total ..	19,112	72,376 7,876	99,161	..	..	18,968 2	1,43,577	..	..	..	..	..	..
Current Settlement		13,05,409 0 0	..	81	398	Expropriatory tenants as such.	1,628	7,367 919	31,449	..	..	2,998	23,892	..	..	..	..	..	..
Year of verification		13,05,708 15 8	..	(a) 396,324 2,563	14,98,782	Occupancy tenants as such.	172,838	400,594 97,915	18,21,652	246 75	..	78,995	5,15,247	..	..	..	..	..	..
Proposed	..	14,40,646 8 0	..	(b) 113,431 601	4,76,194	Tenants-at-will at full rates.	64,999	105,019 18,342	5,81,624	1,851 97	..	8,972	55,088	..	..	..	..	..	..
Percentage of increase.		10-33	..	449,836 3,164	19,74,374	Total ..	239,460	518,980 52,176	24,34,725	1,597 172	..	90,965	5,93,677	..	..	..	..	..	..
Progressions	Initial	14,33,276 8 0	..	19,399 1,757	..	Rent-free for service, and favoured tenures.	87,650	30,941 9,555	..	..	..	5,981	26,477	..	..	..	..	..	..
	Intermediate..	14,39,046 8 0	..	689	2,711	..	24	272 73	721	..	..	214	1,756	..	..	..	..	..	..
	Final	14,40,646 8 0	..	540,602 5,431	20,81,793	GRAND TOTAL ..	346,243	622,409 69,677	25,34,607	1,597 172	..	1,597 172	7,65,487	..	..	..	..	..	..
				(a) Includes kind area		691	Rs.		Cash .. 1,02,885		Kind .. 9,490		Unrented .. 9,804						
				(b) " " "		565													

APPENDIX IV.

VI.—Comparative crop statement.

Year.	Total cultivated area per khasra.	Rabi.								Kharif.								Zaid.	Dofasli.			
		Wheat pure.	Wheat mixed.	Barley alone and mixed.	Gram alone and mixed.	Opi-um.	Gar-den crops.	Other crops.	Total.	Juar alone.	Bajra.	Rice.	Man-dua and sawan.	Cot-ton alone.	Sugar-cane.	Sanai.	Mong. moth. urd.			Gar-den crops.	Other crops.	Total.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Former settlement	535,141	38,213	10,898	169,209	47,598	3,420	1,668	13,613	284,559	72,991	22,372	76,020	261	41,925	8,939	1,306	1,922	620	24,217	250,573	9	40,704
Year of verification*	534,827	45,707	39,012	188,451	53,485	3,525	1,266	17,271	348,717	110,915	50,685	49,070	4,744	29,065	5,519	4,081	643	2,407	13,179	270,308	1,515	65,713

* The year of verification varies from 1315 F. to 1319 F. in different parganas.

APPENDIX V.

VII.—Statement of assets excluding revenue-free plots and Government property.

[In this table the figures entered as denominators represent the uncultivated land included in holdings.]

Soil with circle rates.		Tenants cash-rented area in acres.		Assumption areas in acres with rates applied for valuation.							Total, columns 2, 3, 4, 5, 6 and 7.		
		Tenants-at-will.	Occupancy tenants.	Sir.	Rates.	Khud-kasht.	Rates.	Grain-rented.	Rates.	Rent-free.		Rates.	
1		2	3	4	4(a)	5	5(a)	6	6(a)	7	7(a)	8	
Gauhan	A	504	2,625	351		107		22		161		3,770	
		10	95	15	..	2	..	..	..	29	..	91
	I	2,943	17,271	2,313		772		43		711		24,061	
		71	350	59	..	14	..	..	..	108	..	603
	II	1,199	6,205	802		282		10		285		8,783	
		56	198	17	..	7	..	..	..	55	..	273
	III	216	1,571	253		89		1		91		2,221	
		4	35	7	..	1	..	..	..	11	..	58
	Manjha I	Wet ..	26,435	187,183	13,711		4,551		423		3,867		186,170
			253	1,033	69	..	54	..	3	..	61	..	1,473
Dry ..		15,864	69,192	8,379		3,146		187		4,851		102,119	
		1,237	5,506	808	..	179	..	5	..	1,660	..	9,395	
Manjha II	Wet ..	7,960	23,096	3,310		1,333		130		1,631		47,480	
		201	702	63	..	21	..	7	..	63	..	1,057	
	Dry ..	19,533	68,436	8,466		3,466		146		7,774		107,321	
		3,215	10,716	1,536	..	375	..	13	..	2,959	..	13,814	
Har I	Wet ..	1,133	4,603	396		169		15		310		6,646	
		79	218	24	..	9	..	1	..	27	..	358	
	Dry ..	13,088	34,702	5,333		2,733		61		4,778		60,876	
		4,081	9,972	1,713	..	507	..	7	..	2,014	..	18,294	
Har II	Wet ..	108	369	15		7		..		33		538	
		10	48	2	..	4	..	..	..	4	..	68
	Dry ..	2,543	6,749	1,163		596		21		1,477		12,549	
		1,104	2,843	666	..	170	..	7	..	516	..	5,611	
Kachchar Gauhani	Wet ..	6	38	14		4		..		3		65	
		74	196	65	..	13	..	..	..	17	..	365
	Dry ..	13	12	1	..	..	..	..	..	2	..	28
		1,905	2,598	1,777		1,207		45		537		8,069	
Kachchar II	Wet ..	94	57	21	..	10	..	..	..	21	..	203
		1,443	1,998	1,225		525		43		327		5,581	
	Dry ..	70	60	25	..	10	..	..	..	26	..	197
		1,911	970	188		315		25		210		3,629	
Kachchar III	Wet ..	682	65	9	..	13	..	..	..	22	..	791
		701	146	23		71		1		68		1,010	
	Dry ..	110	35	4	..	4	..	..	..	2	..	155
		3,142	10,772	1,273		685		101		1,289		17,261	
Chanchar I	Wet ..	656	1,691	250	..	151	..	24	..	446	..	3,218	
		3,761	13,272	1,583	..	721	..	213	..	2,292	..	21,347	
	Dry ..	1,179	4,273	707		198		69		1,030		7,461	
		541	1,969	183	..	126	..	107	..	496	..	3,422	
Chanchar III	Dry ..	210	1,035	110		38	..	36	..	272	..	1,701	
By RECORD-MAKING	Area	105,015	413,961	51,338		20,938		1,597		31,213		624,062	
		13,341	33,534	6,105		1,767		172		9,628		69,848	
		5,81,609	18,53,101	64,395		34,766		..		721		25,34,592	
	Rent	5.54	4.48	1.10		1.66		..		.02		4.07	
		101,770	408,048	47,458		20,923		1,585		24,526		604,310	
		4,64,693	20,56,551	2,42,967		96,945		7,799		1,03,813		28,72,758	
	Incidence	4.57	5.04	5.12		4.83		4.92		4.23		4.92	
		101,770	408,019	47,457		20,923		1,576		24,520		604,265	
		5,55,760	20,45,377	2,44,123		96,013		7,685		96,110		30,45,068	
	Incidence	5.46	5.01	5.01		4.59		4.88		3.92		5.04	
DEDUCTIONS	Sayar	..	..	..	..	..	..	..	..	..	..	12,940
	Assets	..	..	..	..	..	..	..	..	..	..	30,57,767
	For sir	..	..	..	..	..	..	..	..	..	..	37,509
	For Improvements	..	..	..	..	..	..	..	..	..	..	16,193
Net assets		..	..	..	..	..	..	..	..	..	..	80,09,060

APPENDIX VI.

VIII-A.—Areas held by proprietors in various tenures.

Serial number.	Name of mahal.	Tenure.	Area in acres.	Number of sharers.	
				Resident.	Absentee.
1	2	3	4	5	6
1	1,167	Single zamindari ..	258,038	290	877
2	2,512	Joint zamindari ..	458,405	5,411	11,148
3	960	Perfect pattidari ..	202,117	9,391	6,227
4	225	Imperfect pattidari ..	88,945	2,904	6,531
5	42	Bhaiyachara ..	31,004	4,584	514
	4,906	Total ..	1,028,509	22,580	25,300
6	..	Resumed muafi ..	4,580	1,303	1,522
7	..	Miscellaneous property ..	5,832	8,166	2,817
8	3	Revenue-free ..	685	155	153
9	..	Government property ..	9,586	..	..
10	1	Nazul ..	168	..	..
	4	Total ..	20,851	4,624	4,493
	4,910	Grand Total ..	1,049,360	27,204	29,793

VIII-B.—Areas held by proprietors of various castes.

Caste.		Acres.	Caste.		Acres.
Thakur	..	326,981	Nurbaf	..	2
Brahman	..	205,624	Pasi	..	29
Sheikh	..	87,381	Singraur	..	502
Kayasth	..	71,332	Lonia	..	67
Khatttri	..	27,239	Halwai	..	430
Pathan	..	66,699	Bhisti	..	3
Rastogi	..	17,198	Mahabrahman	..	122
Bania or Mahajan	..	47,691	Mali	..	1
Ahir	..	5,017	Kori	..	82
Kurmi	..	35,199	Bhurji	..	543
Kalar	..	38,396	Beria	..	120
Moghal	..	1,835	Darzi	..	2
Bhat	..	965	Jat	..	1,378
Saiyed	..	74,948	Khatik	..	53
Bhand	..	33	Mewati	..	22
Sunar	..	1,408	Kewat	..	747
Barhar	..	49	Aghori	..	25
Lodh	..	11,287	Gangaputri	..	17
Teli	..	8,476	Jogi	..	2
Faqir	..	138	Lohar	..	25
Murai	..	563	Tawaif	..	4
Gadariya	..	81	Kamboh	..	6,267
Baeragi	..	98	Naga	..	59
Ghosi	..	73	Dhobi	..	6
Bhaddri	..	6	Barhai	..	5
Qasab	..	402	Rawat	..	2,607
Kunjra	..	22	Chipi	..	5
Manihar	..	2	Revenue-free	..	685
Nadaf	..	136	Govt. property	..	9,586
Tamboli	..	3	Nazul	..	168
Korasa	..	2			
Goshain	..	1,843			
Christians	..	11	Total	..	1,049,360

APPENDIX VII.

Statement showing the expenditure incurred in the Settlement Office, Futehpur.

Year.	Salary of Gazetted officers.	Salary of fixed establishment.	Salary of vari- able and tem- porary esta- blishment.	Extra tour establishment.	Travelling allowance to officers.	Travelling allowance to fixed, variable and temporary es- tablishments.	Contingencies.	Stationary.	Charges for the service of processes.	Job work.	Total charges.
	Rs. as. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.	Rs. as. p.
Up to 11th February 1915..	99,545 15 7	42,167 6 4	70,757 11 10	1,689 4 1	5,502 3 0	3,384 2 9	48,289 15 1	5,082 13 10	4,869 3 10	17,187 7 7	2,97,716 3 11
For February 1915 estimated	2,153 0 4	950 4 3	1,020 9 10	..	..	..	333 15 5	3 14 0	85 9 6	198 14 7	4,741 3 11

APPENDIX VIII.
Statement showing cases instituted and disposed of up to 31st January 1915.
 N. B.—CLASS I.—Represents the *Record-of-rights* cases. CLASS II.—*Rent* cases. CLASS III.—*Miscellaneous*.

Name of officer.	Class.	Pending at the commencement.	Instituted.	Total for disposal.	On their merits.			Otherwise than on their merits.						Pending on 1st February 1915.	Remarks.		
					For plaintiff.	For defendant.	Total on merits.	By confession, compromise or consent.	By default of plaintiff.	Ex-parte.		Total decided otherwise than on merits.					
										By personal service of summons.	By substituted service of summons.		Withdrawn.			From any other cause.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
C. L. Alexander, Esquire, Settlement Officer.	I	..	240	240	117	113	230	2	2	..	..	..	1	3	8	2	
	II	..	4047	4047	1958	280	2,238	3	4	..	..	..	50	11	69	1,740	
	III	..	1,270	1,270	179	25	204	..	8	..	..	..	2	1,032	1,063	4	
	Total	..	5,557	5,557	2,254	413	2,672	5	14	1	1	58	1,086	1,139	1,743
H. Bomford, Esquire, Assistant Settlement Officer.	I	..	28	28	20	2	22	1	5	..	..	..	..	..	6	..	
	II	..	33	33	27	4	31	1	1	..	..	..	..	..	2	..	
	III	..	800	800	797	3	800	..	..	..	..	..	..	..	..	..
	Total	..	861	861	844	9	853	2	6	8
Babu Jaimurat Singh, Assistant Record Officer.	I	..	2,133	2,133	1,014	579	1,693	21	171	..	..	..	48	..	240	..	
	II	..	7	7	7	..	7	..	..	..	..	..	..	..	..	..
	III	..	538	538	2	5	7	1	1	..	..	..	..	529	531	..	
	Total	..	2,678	2,678	1,023	884	1,907	22	172	48	529	771	..
Thakur Pateshwari Singh, Assistant Record Officer.	I	..	4,826	4,826	3,163	358	3,521	383	146	281	97	378	38	300	1,305	..	
	II	..	2	2	..	..	..	..	..	..	..	..	..	2	2	..	
	III	..	157	157	21	1	22	..	..	..	..	..	..	185	135	..	
	Total	..	4,985	4,985	3,184	359	3,543	383	146	281	97	378	38	487	1,442
Babu Mohini Mohan Lal, Assistant Record Officer.	I	..	9,115	9,115	4,309	2,319	6,628	441	655	461	426	887	333	163	2,455	2	
	II	..	1,659	1,659	649	84	733	..	..	..	..	..	3	911	914	12	
	III	..	1,599	1,599	1,055	17	1,072	..	2	..	..	..	1	523	526	1	
	Total	..	12,373	12,373	6,018	2,420	8,433	441	657	461	426	887	337	1,603	3,925	15	15
Total	I	..	16,342	16,342	8,623	3,871	12,294	846	979	742	523	1,265	420	532	4,044	4	
	II	..	5,743	5,743	2,641	368	3,009	4	5	1	..	1	53	924	987	1,752	
	III	..	4,364	4,364	2,034	51	2,105	1	11	..	..	..	3	2,239	2,254	5	
	Grand total	..	26,454	26,454	13,318	4,090	17,408	853	995	743	523	1,266	476	3,695	7,285	1,761	1,761

APPENDIX IX.

Statement showing the number of appeals instituted and disposed of up to 31st January 1915.

District.	Officer.	Pending at the commencement.	Instituted.	Total.	Decided.			Total.	Remaining.
					Confirmed.	Reversed.	Remanded.		
1	2	3	4	5	6	7	8	9	10
Fatehpur	H. Bomford, Esquire	..	16	16	10	3	3	16	..
	Babu Jaimurat Singh	..	139	139	72	57	10	139	..
	Thakur Pateshwari Prasad Singh.	..	155	155	105	49	1	155	..
	Babu Mohini Mohan Lal.	..	318	318	195	114	9	318	..
	Total ..	..	628	628	382	223	23	628	..



सत्यमेव जयते

ORDERS OF GOVERNMENT.

No. 764/I- 295 of 1916.

RESOLUTION.

REVENUE DEPARTMENT.

Dated Naini Tal, the 1st May, 1916.

READ—

Letter no. 294/I—801B/58, dated the 24th March, 1916, from the Secretary to the Board of Revenue, submitting the final report on the settlement of the Fatehpur district, by Mr. C. A. Alexander, I.C.S., Settlement Officer, with a note thereon by Mr. P. Harrison, I.C.S., Settlement Commissioner.

OBSERVATIONS.—The previous settlement of the Fatehpur district was completed in 1877 and the term for which it was sanctioned in the various parganas expired in the years 1905 to 1907. When the question of revision was first considered it was decided to extend the existing settlement for a period of ten years on the ground that while no enhancement could be looked for, existing inequalities were not such as to demand a revision on administrative grounds. Certain enquiries made between the years 1907 and 1909 led the Board to ask Government for a reconsideration of this decision. The Lieutenant-Governor re-examined the position and decided to recommend to the Government of India that a revision of settlement should be undertaken at once. The grounds put forward were administrative and not financial. No enhancement of revenue was anticipated and the main purpose of the revision was to be the removal of inequalities in the demand. These proposals were accepted by the Government of India. The preliminary operations began in May, 1911, and the settlement closed in March, 1915. No re-survey was found necessary but village maps were corrected and brought up to date and the records were thoroughly revised.

2. The result of the revision is an unexpected increase of 10·3 per cent. from Rs. 13,05,709 to Rs. 14,40,646, in the sanctioned demand. The explanation of this lies in the fact that it was found reasonable to impose a moderate enhancement in occupancy rents, and to use higher rates than had been anticipated in the valuation of proprietary holdings. The treatment of occupancy rents was clearly the keystone of the whole settlement. Proprietary cultivation is unimportant and of the tenant area no less than 80 per cent. is held in occupancy right. Any small variation in occupancy rents was thus liable to have a very important influence on the final assessment. The enhancement will fall almost entirely on those tenants who have been holding at the same rent for nearly forty years. The all-round rate paid by them prior to settlement differed little from that paid by tenants who had held for over twenty years but less than 40, on whose rents standard rates are based. This led to the belief that no enhancement of these old occupancy rents could be claimed, and hence no such enhancement was allowed for when the forecast was drawn up in 1909. As a matter

of fact, however, these old tenants hold most of the best land in the district, and the all-round incidence gave a false idea of the possibility of enhancement. To have left unchanged the rates paid by the old tenants would have been equivalent to leaving them a privileged rate of rent, where full rental enhancements could not be claimed at once reductions were made in assessing revenue. The Lieutenant-Governor has closely examined the principle on which the standard rates are based and has also scrutinised the rates fixed for the various parganas as these came before him in the rent rate reports, and he is satisfied that the sanctioned rates are moderate and fair both to the tenant and to the landholder. The rates fixed for occupancy tenants are more than 20 per cent. less than the prevailing non-occupancy rates.

3. The assets were estimated in 1910 to amount to 26.13 lakhs. The actual assets on which the assessment has been based are 30.04 lakhs. The difference of 3.91 lakhs is due to an under estimate of nearly 3.11 lakhs in the valuation of occupancy holdings and of just over Rs. 80,000 in the valuation of assumption areas. These differences have been explained above. The saiyar income assessed was only Rs. 12,940, and a sum of Rs. 16,198 was deducted on account of improvements made by the landholders, at the rate of 10 per cent. on the cost of their construction. The new demand of Rs. 14,40,646 is 47.95 per cent. of the assets, and is less than the revenue exacted by the Oudh Government when this district was ceded over 100 years ago. The enormous rise in prices, the increase of 5 per cent. in cultivation and the extension of irrigation facilities fully justify this very moderate enhancement of the demand.

4. The condition of the district and the procedure followed in the settlement are fully described in the report. The population though 2 per cent. above that at last settlement has decreased since 1891, a result which is to some extent attributed to the attraction of the large cities of Cawnpore and Allahabad and to the absence of any vigorous trade or manufactures within the district, which is exclusively an agricultural one. The chief improvement during the period of settlement was the introduction of canal irrigation, which has been of immense benefit to the southern portion of the district and besides giving stability and security has led to an improvement in the class of crops grown. The chief landowning castes are Thakurs and Brahmans. Musalmans have lost ground and their place as the largest landowners has been won by the Thakurs. Among tenants Thakurs, Brahmans, Kurmis and Ahirs are the most important castes. Tenants are in a strong and secure position: nearly 80 per cent. of the tenant area is held in occupancy tenure, and of the occupancy area of last settlement no less than 69 per cent. is still in the hands of the same tenants or their heirs. There was little enhancement of occupancy rent during the period of settlement and on the other hand prices rose enormously. In view of these circumstances and of the predominance of high caste tenants it is perhaps not surprising that the cultivation is not markedly good or progressive. While transfers have been numerous, the notable increase in price of land, the comparative infrequency in the issue of coercive processes, the lack of opposition to the acquirement of occupancy rights and the rarity of enhancement of

occupancy rents, all tend to show that the landholders as a body were, if not abounding with prosperity, at any rate not overburdened with the Government demand. His Honour is satisfied that the slight increase of 10·3 per cent. is fully justified by the circumstances of the district and will not bear hardly on the landholders.

5. The total cost of the settlement amounts to Rs. 3,04,457, but against this is to be placed the large increase in the receipts from stamps, etc. during the course of settlement operations.

6. The Lieutenant-Governor has pleasure in acknowledging the excellent work done by Mr. Alexander and the other officers whose services have been specially acknowledged in his report, and is indebted to the Settlement Commissioner for a clear note on the results.

Order.—Ordered that a copy of the above resolution be forwarded to the Secretary to the Board of Revenue, United Provinces, for the information of the Board.

By order of the Hon'ble the Lieutenant-Governor, United Provinces.

R. BURN,

Chief Secy. to Govt., United Provinces.

